

# A G E N D A SCOTTSDALE DEVELOPMENT REVIEW BOARD STUDY SESSION KIVA – CITY HALL 3939 N. DRINKWATER BOULEVARD May 8, 2003 12:15 P.M.

THE STUDY SESSION IS FOR STAFF & BOARD MEMBERS TO DISCUSS AGENDA ITEMS. THE PUBLIC IS WELCOME TO ATTEND.

**CALL TO ORDER** 

**DISCUSSION** 

1. <u>12:15-1:00</u> **REVIEW DRB CASES** 

#### THE FOLLOWING STUDY SESSION ITEMS MAY BE DISCUSSED AFTER THE REGULAR DRB HEARING:

1. 381-PA-2002, Downtown Eckerd's Drugstore (follow-up)

2. 69-DR-2002, Arizona Canal Banks

3. 648-PA-2002, Hilton Garden Inn, Color Scheme Preview

4. Overview of Preserve Access (requested by DRB)

**ADMINISTRATIVE REPORT** 

TIM CURTIS
JAYNA SHEWAK
JAYNA SHEWAK
BOB CAFARELLA

JAYNA SHEWAK

#### **ADJOURNMENT**

#### **DEVELOPMENT REVIEW BOARD CONSISTS OF:**

Wayne Ecton, Councilman Steve Steinberg, Commission Member E. L. Cortez, Vice Chairman Anne Gale, Design Member Jeremy Jones, Design Member Raymond Potter, Design Member Michael Schmitt, Design Member

Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 312-2412. Requests should be made as early as possible to allow time to arrange accommodation.

bf 04/25/2003



# AGENDA SCOTTSDALE DEVELOPMENT REVIEW BOARD KIVA - CITY HALL 3939 N. DRINKWATER BOULEVARD MAY 8, 2003 1:00 P.M.

#### **ROLL CALL**

#### **MINUTES APPROVAL**

1. 4-17-03 DRB Minutes

#### **COMMUNICATIONS**

2. Recognition of National APA participants.

Jayna Shewak

## $\underline{\text{CONSENT AGENDA}}$ - Any item may be requested to be removed for separate action by the Development Review Board.

3300 N Hayden Rd

#### **CONSENT AGENDA**

3. 63-DR-19/8#4	Century 21 Office Addition Site plan and elevations 6500 N Scottsdale Rd Martens & Associates Architects, Architect/Designer	Al Ward
4. 25-DR-1988#3	Camelback Miller Plaza Repaint buildings located in the Camelback Miller Shopping Plaza. 4320 N Miller Rd Archicon LC, Architect/Designer	Keith Niederer
5. 18-DR-2003	Commercial Pad at Office Max Plaza Site plan & elevations	Al Ward

Archicon, Inc., Architect/Designer

#### **Scottsdale Development Review Board**

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6. 19-DR-2003 Parcel W @ Troon North Keith Niederer

Wall architecture, Landscaping, and

Lighting

108th Place, west of Alma School Road

Bill Verschuren

Tornow Design Associates,

Architect/Designer

7. 20-DR-2003 Northsight/101 Corporate Offices

Site Plan & Elevations

14201 N 87th St

O'Neill Engineering, Engineers

#### **REGULAR AGENDA**

There are no items on the regular agenda.

#### **ADJOURNMENT**

#### **DEVELOPMENT REVIEW BOARD CONSISTS OF:**

Wayne Ecton, Councilman Steve Steinberg, Commission Member E.L. Cortez, Vice Chairman Anne Gale, Development Member Jeremy Jones, Design Member Raymond Potter, Design Member Michael Schmitt, Design Member

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BFUL 4/23/2003

#### **DRAFT**



#### SCOTTSDALE DEVELOPMENT REVIEW BOARD KIVA - CITY HALL 3939 N. DRINKWATER BOULEVARD APRIL 17, 2003 MINUTES

**PRESENT:** Wayne Ecton, Councilman

E.L. Cortez, Vice Chairman

Steve Steinberg, Planning Commission Member

Anne Gale, Design Member Jeremy Jones, Design Member Raymond Potter, Design Member Michael Schmitt, Design Member

**STAFF:** Tim Conner

Tim Curtis Kroy Ekblaw Jayna Shewak Bob Wood

#### **CALL TO ORDER**

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Ecton at 1:10 p.m.

#### **ROLL CALL**

A formal roll call confirmed members present as stated above.

#### **OPENING STATEMENT**

**COUNCILMAN ECTON** read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

#### **MINUTES APPROVAL**

April 03, 2003 Development Review Board Minutes

VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE APRIL 03, 2003 MINUTES AS PRESENTED. SECOND BY MR. STEINBERG.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

#### **CONSENT AGENDA**

9-PP-2003 Canyon VI at DC Ranch (Parcel 6.8)

Preliminary Plat

Deer Valley Rd Alignment, east of

Saguaro Canyon Trail

Swaback Partners, LLC, Architects

**MS. GALE** stated they are hearing from some homeowners who dislike access to our Mountain Preserve. She inquired if there are any trail access points in this area or should there be. She further inquired what the guideline was that they should be using regarding securing access points early on so they do not have to fight for them later.

**MS. SHEWAK** stated she is not aware of any trail nodes that would effect this particular plat approval. She further stated normally what happens is the trail nodes are stipulated in the zoning cases and then brought forward. If a developer is required to dedicate something on a final plat or deed some land to the City this is the time we set those wheels in motion. She reported the trails staff has reviewed the DC Ranch projects and they did not raise that as an issue or as a question.

**MS. GALE** inquired if DC Ranch in fact has planned accesses to the Preserve. Ms. Shewak stated DC Ranch has a Trails Master Plan that does tie into the City's over-all trails master plan.

MR. EKBLAW stated as part of the acquisition of Preserve land from DC Ranch and part of the master planning in working with both the preserve staff and the trails staff there are access points planned. They do not want access until all of it has been designed and accommodated for. It has been accommodated for within the entire master plan community to the satisfaction of DC Ranch and our staff.

**MS. GALE** stated so the public can drive into DC Ranch and park and access a trail or is preserved only for DC Ranch residents. Mr. Ekblaw stated there would be points were the residents will have direct access and there will be other points

Scottsdale Development Review Board April 17, 2003 Page 3

for people to walk and have access. He further stated the preserve staff has designed a varying level of access points.

Ms. Gale stated they are all becoming increasingly aware that the perception is that we are buying preserving land and it is preserved especially for certain communities and certain neighborhoods. She further stated they need to be sure they are clear of that comment. Mr. Ekblaw provided additional information where accesses points are within DC Ranch for both the public and DC Ranch residents. He suggested they have the preserve staff provide an update on the access plans for the entire Preserve at a future study session.

**COUNCILMAN ECTON** stated he felt that it would be good to educate them. He further stated the City is going to great pains to make sure there is access in certain places and the general public is maybe not aware of all of the access points and how to get to the Preserve.

**MS. GALE** stated it was nine years before they had access to Pinnacle Peak so they need to be careful about what they are doing.

34-DR-2002 Subway Regional Office

Site plan and Elevations 8674 E. San Alberto

Architecture Plus Ltd, Architects

**MS. SCHMITT** stated they received a modified site plan this afternoon that shows the building being moved south. He requested information behind the reasoning for doing that. Ms. Shewak stated they are moving the building south so they can put all of the storm water storage basins in the rear of the property and this will help manage the flow.

MR. STEINBERG inquired if staff has any concern regarding the placement of the electrical traffic signal equipment that fronts the space. It seems like a blind spot for vehicles leaving this proposed area. Ms. Shewak stated that has been an issue in this office park for quite sometime. She further stated it is not a great situation but people can still see around the equipment cabinets. She reported APS has indicated to these property owners it would be quite an expensive proposition to move that cabinet. Mr. Steinberg stated he felt it should be moved if possible from a safety point of view as well as aesthetically.

Mr. Steinberg stated the west elevation seems bland. He inquired if there is anything they can do to embellish the west elevation. Ms. Shewak stated when they reviewed the project they did look at what could be done to the west elevation but noted it is very close to the proximity of the adjacent building and they questioned whether that would be a needed improvement.

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**COUNCILMAN ECTON** inquired about the cost of moving the equipment cabinet. Ms. Shewak she did not know but has been told in the past it would be around \$30,000 but she could be wrong.

MR. JONES MOVED TO APPROVE CASES 9-PP-2003 AND 34-DR-2002.

SECOND BY VICE CHAIRMAN CORTEZ WITH THE ADDED STIPULATION TO CASE 9-PP-2003 THAT THERE BE NO MASS GRADING. ON CASE 34-DR-2002 THAT THE REVISED SITE PLAN GRADING AND DRAINAGE PLAN IS INCORPORATED INTO THE CASE.

**MR. JONES** stated he would agree with those stipulations.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

#### <u>ADJOURNMENT</u>

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 1:27 p.m.

Respectfully Submitted

"For the Record" Court Reporters

TO: DEVELOPMENT REVIEW BOARD DATE: May 8, 2003

**FROM:** CURRENT PLANNING SERVICES

**SUBJECT:** CASE 63-DR-1978#4

**REQUEST:** Approve site plan & elevations for office addition to an existing

building

**PROJECT NAME:** Century 21 Office Addition 6500 N Scottsdale Rd

**DEVELOPER/OWNER:** Nanazona Corporation

**ARCHITECT/DESIGNER:** Martens & Associates Architects

**ENGINEER:** N/A

**APPLICANT/COORDINATOR**: Martens & Associates Architects/Jon Martens

5230 N 16th St Phoenix, AZ 85016 602-265-9800

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** No public comment has been received on this case.

**REQUEST:** Second floor addition to an existing office building on a 1.1 ac. site.

**LOCATION & ZONING:** Northwest corner of Scottsdale Rd. and Lincoln Dr. with C-O (Commercial Office) District zoning.

**CHARACTERISTICS**: The site contains two (2) one-story building plus parking lot and open space.

**HISTORY:** The two office buildings on this site were approved in 1978 as part of the larger Lincoln Center Office Park. These 2 buildings were subsequently remodeled in 1992. The site was rezoned from S-R (Service Residential) to the current C-O (Commercial Office) District in 1993.

**DISCUSSION:** The request is for the addition of a 2,920 sq. ft. second floor area to Building A, the northern building on the 2-building site. The building currently contains 4,938 sq. ft. and with the new addition will contain 7,858 sq. ft. The site has a right-in and right-out driveway to Scottsdale Rd. on the east and to Lincoln Dr. to the south. The site also contains a shared access with the commercial office properties at the northwest corner. The existing parking lot, open space and site design will remain virtually unchanged. A total of 48 parking spaces are required and provided. Open space is located adjacent to Scottsdale Rd. and Lincoln Dr. and at a sunken courtyard, between the 2 buildings with 11,079 sq. ft. provided and 10,959 sq. ft. required. The buildings are setback at least 33 ft. from the road rights-of-way. The FAR. is about 0.30.

The design of the second floor addition is intended to match the style, color and materials of the existing buildings. The building will not require an elevator and will use 2 new exterior staircases to access the 2<sup>nd</sup> level. The buildings contain light tan stucco walls with and patina copper, standing seam metal pitched and parapet roofs, with a height of 28 feet. Windows are located on each side of the second floor with the majority of glazing being on the north and east sides of the building. Windows are solar bronze in anodized frames and are recessed about 4 to 12 inches from the face of the building. The addition will contain similar light tan stucco walls and patina copper standing seam metal, pitched roof. Exterior stairways are located at the west and north sides of the building. Existing first floor slanted piers are incorporated into the building design.

Existing landscaping contains Aleppo Pine, Evergreen Elm, Oleander, Sage and Agave with turf areas adjacent to the streets. No new landscaping is being proposed.

**KEY ISSUES:** The addition matches the materials, style and color of the existing building.

#### **RELATED CASES:**

- Case 63-DR-1978 approved the office buildings on this site in 1978 as part of the larger Lincoln Center Office Park.
- Case 63-DR-1978#3 approved the remodel of the buildings 1992.
- Case 39-ZN-93 rezoned the site from S-R (Service Residential) to the C-O (Commercial Office) District in 1993.

Al Ward Project Coordination Manager 480-312-7067

**ATTACHMENTS:** #1-Project Narrative

#2-Aerial

#3-Zoning Map #4-Context Photos

#5-Site Plan #6-Elevations #7-Floor Plans A-Stipulations

**B-Ordinance Requirements** 

APPLICANT SUBMITTED DOCUMENT

5230 NORTH 16TH STREET PHOENIX, ARIZONA 85016 (602) 265-9800 FAX (602) 265-9854

> Project Narrative for Century 21

This project consists of a building addition to one of the two existing buildings located on the site. The property is 1.1 acres and is located at the Northwest corner of Lincoln Drive and Scottsdale Road. The site is zoned appropriately and is occupied as office space used by Century 21 Company and Lawyers Title Company. The new space will be class A office use also.

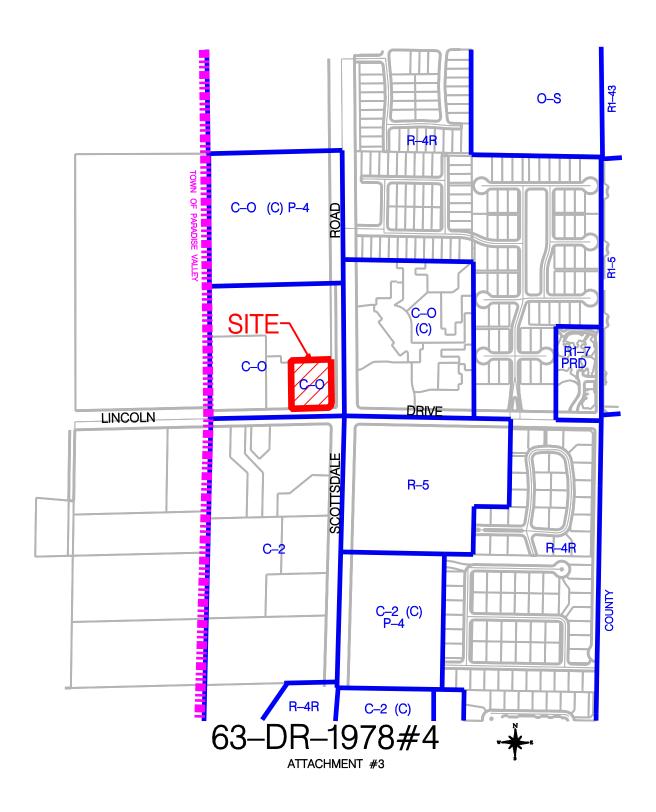
Building "A", the northern most building, is currently one story and 4,938 square feet. This project will add a partial second floor level to building "A" of 2,586 square feet and incidental first floor area of 334 square feet. The architectural design concept allows for the new addition to match the existing design, materials, colors and overall appearance exactly so as to integrate the overall design perfectly. The roof lines, shadow lines, recessed window treatments and style have all been carefully fashioned to minimize it's impact and blend with the existing architecture.

This project will not impact the current parking requirements on-site and will also not affect on-site grading and drainage, driveways, landscaping or require major additional utility changes. This project is scheduled for construction immediately upon successful city approvals.



Century 21 Office Addition

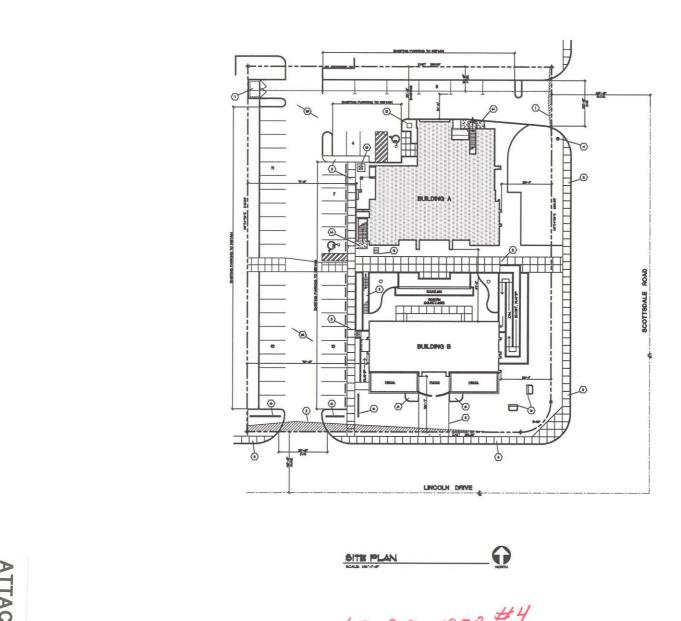
63-DR-1978#4



# 63-DR-1978#4 Century 21 Office Addition

Attachment #4. Context Photos

This attachment is on file at the City of Scottsdale Current Planning office, 7447 E Indian School Road, Suite 105.



KEY NOTES

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- B) EDGSTING GIGHAGE TO REPLACE
- (6) SDOOTHIS 3'-8" HIGH SCHOOL BALLS TO REMAN
- TO EDISOTHIS TRUMEN ENCLOSURE TO PER

- (I) EDISTRIS ELECTRICAL TRANSPORTER TO REPLAN

PROJECT DATA

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TOTAL IST PLOOR OFFICE AREA. 5,712 dif. SHO PLOOR OFFICE AREA (NEEL) 2300 65.

H240 SF. BUILDING HEIGHT THO-STORY

TYPE OF GONE TYPE V-N, APEN OFFICE PARTIES ESCAPE 14340 / 300 - 415 SPACES (46 S

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MARTENS & ASSOCIATES
ARCHITECTURE • PLANNING
5230 NORTH 16th STREET
THE (802) 286-886

ADDITION AND ADDITION

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CENTURY 21

NORTH SCOTTSDALE RO
SCOTTSDALE, ARIZONA

63-DR-1978 #4 4-22-03

ATTACHME Z

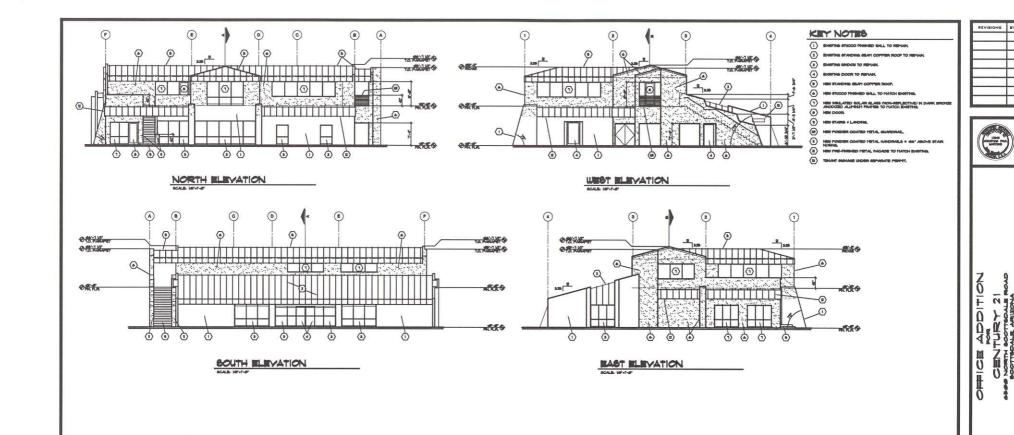
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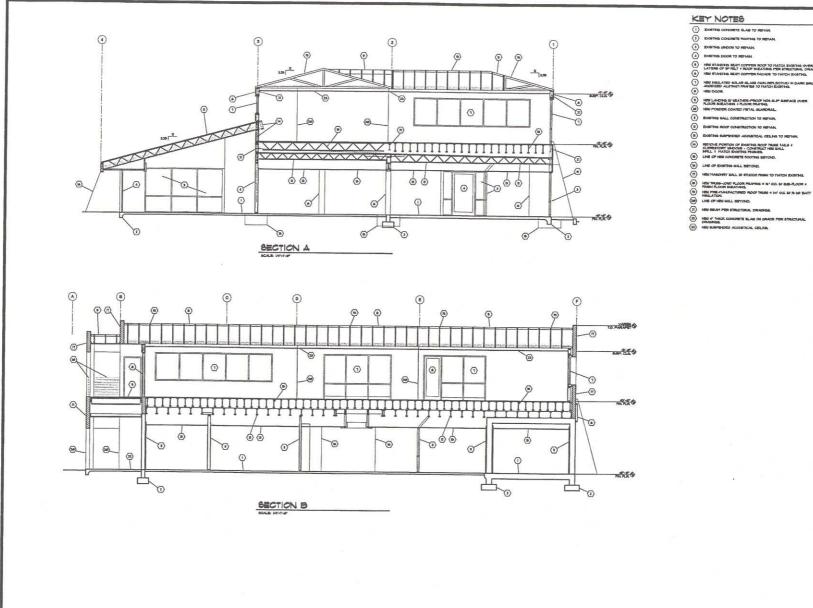
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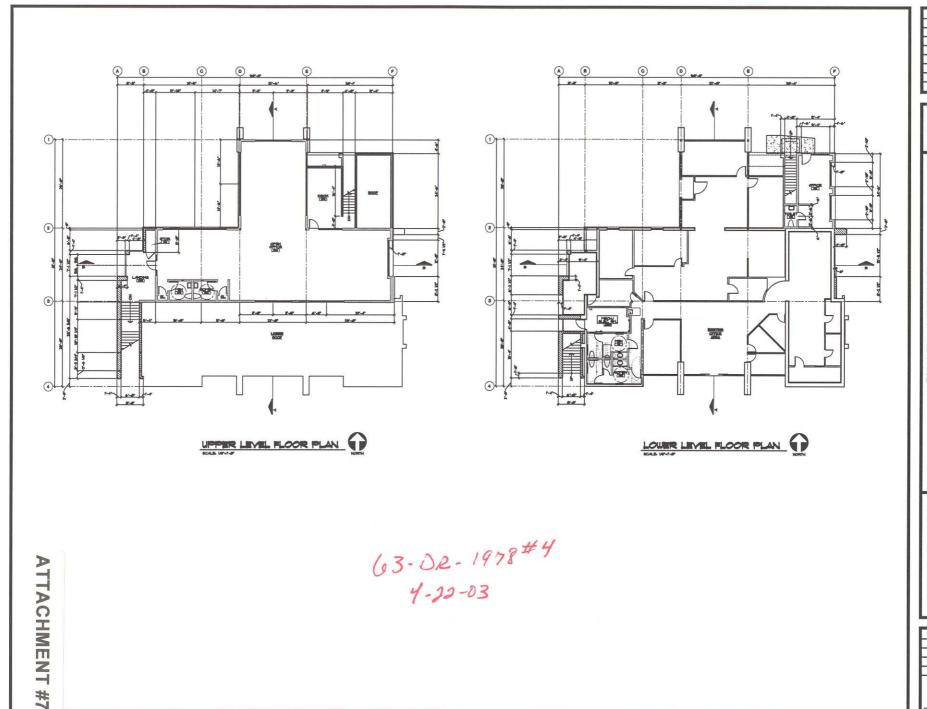
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OFFICE ADDITION

MARTENS & ASSOCIATES
ARCHITECTURE \* PLANNING
5230 NORTH 16th STREET
THE (802) 284-880 TM (802) 284-880

DR2

## CENTURY 21 OFFICE ADDITION 6500 N. SCOTTSDALE RD. SCOTTSDALE , AZ.

#### FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

⊠ 1.	PREMISES INDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.	⊠ 11.	BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE
⊠ 2.	FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY		REVISED CODE.
	ORDINANCE & UFC AT THE FOLLOWING LOCATIONS.	⊠ 12.	PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY
	THE NORTH DRIVE FOR FIRE ACCESS SHALL BE A MIN. 20'-00" WIDE, WITH 90 DEGREE	<b>—</b>	DURING CONSTRUCTION.
	PARKING IT MUST BE 24'-00" WIDE.	⊠ 13.	NUMBER OF FIRE HYDRANTS REQUIRED, <u>-EX</u> DEVELOPER SHALL HAVE THE REQUIRED
∐ 3.	IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH		HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OFATGPM
	DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS. (PER C.O.S. 91-3)		THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
<b>4</b> .	SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL	<b>⊠</b> 14	PORTABLE FIRE EXTINGUISHERS SHALL BE
	COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.	<b>△ 14.</b>	INSTALLED. SEE SHEET(S)
_		⊠ 15.	EXIT & EMERGENCY LIGHTING SHALL COMPLY
<b>∐</b> 5.	PROVIDE A KNOX ACCESS SYSTEM:  A. KNOX BOX		WITH THE C.O.S. ORDINANCE & THE UFC. SEE SHEETS
	☐ B. PADLOCK ☐ C. KNOX OVERRIDE & STROBE SWITCH	□ 16.	SUBMIT MSDS SHEETS & AGGREGATE QUANTITY
	FOR AUTOMATIC GATES.		FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES,
<b>□</b> 6.	SUBMIT PLANS FOR AN OCCUPANT NOTIFICATION SYSTEM PER SCOTTSDALE REVISED CODES.		CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS
□ <b>7</b>	SUBMIT PLANS FOR A CLASS A		MATERIALS STORED, DISPENSED, USED OR HANDLED REQUIRES THAT A COMPLETED HMMP BE
	FIRE ALARM SYSTEM.		PROVIDED WITH SUBMITTAL OF BUILDING PLANS.
□ 8.	PROVIDE INTERIOR NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.	⊠ 17.	FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA
	(FOR OTHER THAN FULL NOTIFICATION SYSTEMS. SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)		STANDARDS & SCOTTSDALE REVISED CODES.
□ 9.	ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL	⊠ 18.	FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER
	AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.		ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)
☐ 10.	. BUILDINGS MAY BE SUBJECT TO INSTALLATION		☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE. ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
	AND TESTING REQUIREMENTS FOR A PUBLIC	⊠ 19.	THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF
	SAFETY RADIO AMPLIFICATION SYSTEM.	<u></u> 3 ·	3' INTO THE BUILDING WITH A MINIMUM OF CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS MAY BE REQUIRED.

63 DR 1978#4 DATE: 04-22-03

20.			SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (1996 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
		A.	MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (1996 EDITION)
		В.	MODIFIED NFPA 13-R SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS FOR UP TO SIX UNITS PER BUILDING FED FROM DOMESTIC SERVICE (1996 EDITION)
		C.	MODIFIED NFPA 13R SYSTEM (1996 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
	$\boxtimes$	D.	NFPA (1996 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA: LT. HAZ. 0.10/1500
		E.	FOR STORAGE 12' 0" & HIGHER SEE ARTICLE 81 OF THE 1997 UFC AND/OR APPROVED ALTERNATE METHODS; NFPA 231C, ESFR SPRINKLERS OR OTHER DOCUMENTED ENGINEERED METHODS.
		F.	SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
		G.	THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
		Н.	

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

### STIPULATIONS FOR 63-DR-1978#4 CENTURY 21 OFFICE ADDITION

BUILDING ELEVATIONS AND SITE PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD MUST BE BUILT PER THE APPROVED PLANS WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.

#### SITE AND BUILDING DESIGN:

- 1. Refuse enclosure shall be screened by material compatible with the building materials. Colors and texture to match the building, both sides.
- 2. Flagpoles, if provided, shall be one piece conical tapered.
- 3. No exterior public address or speaker system shall be allowed.
- 4. Patio umbrellas, if provided, shall be solid colors and shall not have any advertising in the form of signage or logos.

#### **BUILDING ELEVATIONS:**

- All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure.
- 2. All ground mounted mechanical equipment shall be completely screened by screen walls with color and texture to match the building.
- 3. Roof mounted communication equipment, including satellite dishes, shall be completely screened by the parapet walls or free standing screen walls subject to Plan Review and Permit Services approval.
- 4. Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Plan Review and Permit Services approval.

#### **ROOF ACCESS**

1. No exterior visible ladders allowed.

#### **ROOF DRAINAGE:**

- 1. Provide interior roof drainage system (overflow scuppers are permitted).
- 2. If provided indicate location and design of scuppers, and integrate with the architectural design.

#### **ATTACHMENT A**

#### **ON-SITE LIGHTING:**

- 1. With the final plan submittal, the developer shall provide a photometric study which contains data for: luminaire catalog number, additional shielding specified, lamp description, illuminance maximum, minimum, average and maintenance factor utilized, and a solid-line pattern template for each luminaire; shall have a maximum point-by point spacing of 10.0 feet; and at least one point in each "horizontal" study shall be directly under each type of luminaire, to the satisfaction of Plan Review and Permit Services staff.
- 2. The developer shall provide plans, to the satisfaction of Plan Review and Permit Services staff, indicating all exterior lighting, cut sheets and details at the time of the final plans submittal.
- 3. With the final plans submittal, the developer shall incorporate into the project's design, to the satisfaction of Plan Review and Permit Services staff, the following stipulations:

#### Site Lighting:

- 3.1. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaries shall be included in this calculation.
- 3.2. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaries shall be included in this calculation.
- 3.3. The initial vertical illuminance at 6.0 foot above grade, along the entire perimeter of the property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.
- 3.4. The lenses of all luminaries shall meet all IESNA requirements for full cutoff, shall be aimed downward and away from property line.

#### **Building Mounted Lighting**

- 3.5. All luminaries shall meet all IESNA requirements for full cutoff.
- 3.6. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

#### SIGNS:

1. Provide note on final documents: Signs require separate approvals and permits.

#### **BICYCLE:**

If additional bicycle parking is required, the developer shall include bike rack cut sheets /
details with the final plan submittal. The bike rack design shall be subject to Plan Review
and Permit Services staff approval. Contact the City Bicycle Coordinator for the
approved rack design, or for alternative rack design approval.

#### **LANDSCAPING:**

- 1. With the final plan submittal, the developer shall submit landscape plans, which show plants disturbed by the building addition, are transplanted or replaced with plants of like type and size, to the satisfaction of Plan Review and Permit Services staff.
- 2. Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
- 3. Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
- 4. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce over spray, or provide design alternatives to achieve similar results to be approved by Plan Review and Permit Services staff.

### TRAFFIC STIPULATION REQUIREMENTS CIRCULATION AND REFUSE

#### SIGHT DISTANCE:

- 1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- 2. Sight distance easements shall be dedicated oversight distance triangles.
- 3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

#### **REFUSE COLLECTION:**

- 1. Refuse enclosures shall be constructed to City of Scottsdale's standards (details available upon request).
- 2. Refuse enclosures are required as follows:
  - Existing refuse enclosure can be utilized to serve additional building space.
- 3. Underground vault-type containers are not allowed.

#### DRAINAGE AND FLOOD CONTROL

- COMPLIANCE. The following stipulations are provided to aid the developer in submittal
  requirements, and are not intended to be all inclusive of project requirements. The
  developer shall submit engineering design reports and plans that demonstrate compliance
  with city ordinances, the <u>Scottsdale Revised Code</u> and the <u>Design Standards and Policies</u>
  Manual.
- 2. FINAL DRAINAGE REPORT. With the final improvement plans submittal to the Plan Review and Permit Services, the developer shall submit a final drainage statement and plan, subject to city staff approval.
  - a. Include calculations and details that demonstrate how the storm water storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and extents of the high water surface elevation(s).
  - b. Include a reference that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.

- c. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
- d. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Include bleed-off calculations that demonstrate the discharge rate and time to drain.
- e. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
- 3. IMPROVEMENT PLANS. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies of the final drainage statment.
- 5. BASIN CONFIGURATION. Basin side slopes shall not exceed 4:1, and the basin depth shall not exceed 3 feet.
- 6. STORM WATER STORAGE ON PAVED SURFACES. Up to 50% percent of required storm water storage may be provided in parking areas when the following conditions are met:
  - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
- 7. BASIN DRAIN TIME. Storage basins must drain completely within 36-hours.
- 8. DRAINAGE OF BASIN. Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible) other methods of discharge such as pumps, etc. may be considered.
- 9. DRYWELLS. Drywells are not permitted.
- 10. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.
- 11. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Project Quality/Compliance Division. The grading and drainage plan shall include, but not be limited to the following:
  - a. Benchmark datum shall be based on North American Datum of 1988.
  - b. Show all easements and tracts.

- c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
- d. Show all drainage facilities including, but not limited to point(s) of roof out-fall, channels, culverts, storm drain pipe, weirs, curb openings, weep holes, valley gutters, rip rap, and storm water storage basins (with storage volume required, Vr, and storage volume provided, Vp, noted on the improvement plans).
- e. Show top of curb elevations at grade breaks and at intersection corners.
- f. Show all walls, such as perimeter, screening and retaining walls.
- g. Clearly show the limits of proposed construction.
- 12. UNDERGROUND STORM WATER STORAGE. Underground storm water storage is not permitted.
- 13. CONVEYANCE OF PEAK DISCHARGE. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

#### **GRADING & DRAINAGE REQUIREMENTS:**

- ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities
  that disturb one or more acre shall obtain coverage under the National Pollutant
  Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI
  forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School
  Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at
  web site <a href="http://www.epa.gov/region9.">http://www.epa.gov/region9.</a>]
  The developer shall:
  - a. Submit a completed Notice of Intent (NOI) to the EPA.
  - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the City's Plan Review and Permit Services Division
- 2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
- SECTION 404 PERMITS. With the improvement plan submittal to the Project
  Quality/Compliance Division, the developer' engineer must certify that it complies with, or is
  exempt from, Section 404 of the Clean Water Act of the United States. [Section 404
  regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes),

- river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
- 4. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (602-507-6727) for fees and application information.

#### VERIFICATION OF COMPLIANCE

- 1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the <u>Design Standards and Policies Manual</u> for more information on this process.
- 2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
  - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
  - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
- 3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
  - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
- 4. AS-BUILT PLANS. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
  - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

#### WATER AND WASTEWATER STIPULATIONS

#### **WATER and WASTEWATER:**

- COMPLIANCE. The following stipulations are provided to aid the developer in submittal
  requirements, and are not intended to be all inclusive of project requirements. Water and
  sewer lines and services shall be in compliance with City Engineering Water and Sewer
  Ordinance Requirements, the <u>Scottsdale Revised Code</u> and Sections 4 and 5 of the <u>Design</u>
  Standards and Policies Manual.
- 2. SERVICE CONNECTIONS TO THE MAIN. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.
- WATER AND SEWER NEEDS REPORT. A completed Water and Sewer Needs Report shall be submitted for review with the final improvements plans. Approval will not be given for improvement plans until the Project Quality/Compliance Division approves the Water and Sewer Needs Report.

#### THE DEVELOPMENT REVIEW BOARD

Some Things You Should Know About the Development Review Board:

- \* Review of development proposal by the Development Review Board is the first step toward obtaining a building permit.
- \* Development Review Board approval expires ONE YEAR from the date of approval if a building permit has not been issued unless a different expiration date is made a condition of the approval.

#### **ORDINANCE REQUIREMENTS**

Some Things You Should Know About Ordinance Requirements:

- \* Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- \* There maybe some Ordinance requirements, which apply to your project that, are not included here.
- \* City staff and the Development Review Board do not have the authority to "waive" Ordinance requirements.
- \* Any appeals must be made in writing to the CITY CLERK'S OFFICE.

#### **STIPULATIONS**

Stipulations are staff recommendations, which, after ratification by the Development Review Board, become development requirements.

#### ENGINEERING ORDINANCE REQUIREMENTS

#### ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.

#### **DRAINAGE AND FLOOD CONTROL:**

- 1. STORM WATER STORAGE REQUIREMENT. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
- 2. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
- 3. STORM WATER DISCHARGE. Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
- 4. STORM WATER RUNOFF. Storage basins must drain completely within 36-hours.
- 5. BASIN LOCATION. Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).

#### **REFUSE REQUIREMENTS:**

- 1. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- 2. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

#### **STREET LIGHTS:**

1. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. No building permits may be issued until all street light arrangements (including fee requirements) have been made.

#### PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

#### **ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS**

1. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

- 2. DEVELOPMENT FEES. The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.
- 3. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance. If there is an existing water meter for this project, applicable water meter fees must be paid only if a larger meter is required.

#### SEWER DEVELOPMENT ORDINANCE

- 1. DEVELOPMENT FEE. The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.
- 2. SANITARY SEWER CONNECTION. Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans.

#### FINAL PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:

a) Architectural Plans: 11" x 17" minimum, up to 30" x 42" maximum

b) Landscaping/Irrigation Plans: 24" x 36" c) Civil Plans: 24" x 36"

- 2. Provide intent as to maintenance responsibility of all landscape areas. Provide note on the landscape plans.
- 3. Provide a landscape plan of all existing trees for staff analysis of trees to remain or to be transplanted. Indicate size and specimen.
- 4. Provide a contour map of the existing topography.
- 5. Provide a site plan with the following information:
  - a) Zoning of property, and adjacent properties.
  - b) Vicinity map.
  - c) Property lines and dimensions, street names, centerline of street.
  - d) Setback of structures front, side, rear.
  - e) Parking lot dimensions stall width and length, driveway width, parking angle.
  - f) Location and details of refuse enclosure & bicycle racks.
  - g) Parking calculations required/provided.
  - h) Location of handicap parking spaces & van accessible spaces.
  - i) All development on adjacent property within 50 feet of this project.
- 6. Provide building elevations with the following information:
  - a) Height of building (see the Zoning Ordinance for definition of building height) above finished floor/natural grade.
  - b) Label colors of all exterior materials (matching those approved at Development Review Board).
- 7. Provide landscaping and irrigation plans with the following information:
  - a) Plant palette (type, size, quantity)
  - b) Retention/detention basin slope
  - c) Perimeter wall elevations with the following information:
    - i) Height of perimeter wall above finished grade (both interior and exterior).
    - ii) Colors of all exterior materials (as required by the Zoning Ordinance/matching those approved by Development Review Board).
- 8. Provide adjacent curb elevations on Lincoln and Scottsdale Roads.

#### FINAL PLANS ORDINANCE REQUIREMENTS

#### **SITE DESIGN:**

1. With the final plan submittal, the developer shall revise the site plan so that there is an accessible aisle from the van accessible handicap parking space on the north end of building A to the entrances of building A and building B, to the satisfaction of Plan Review and Permit Services staff.

#### **SCREENING:**

- 1. The height of the parapet or other screening device shall be (equal to or higher/minimum 1 foot higher) than the height of the air conditioning unit or other mechanical appurtenances.
- 2. All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.

#### **LANDSCAPING:**

- 1. All plant materials shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
- 2. Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with the City Code to the Water Conservation Office.

#### OTHER:

- 1. Comply with conditions of case No.: 39-ZN-1993 and 63-DR-1978
- 2. Provide one bicycle parking space per each 10 required vehicle parking spaces (5 spaces minimum) per the Zoning Ordinance.

#### **Construction Document Submittal Requirements**

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal. **Incomplete submittals will not be accepted.** 

Civil plans and building plans must be submitted at the same time in separate packages.

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

#### The cover sheet must contain the following information:

- 1. County Assessor parcel number of property on which improvements are being proposed.
- 2. Full street address assigned by the City of Scottsdale Records Department
- 3. Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
- 4. Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's <u>DESIGN STANDARDS AND POLICIES MANUAL</u>. You may access the manual online at <a href="http://www.scottsdaleaz.gov/dspm">http://www.scottsdaleaz.gov/dspm</a> - or call the One Stop Shop at 480-312-2500.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:

$\Box$		 	

#### **Architectural Plan Submittal Requirements**

Each item on listed checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

#### BUILDING

The following items are the minimum requirements <u>necessary</u> to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

- 1. Provide two (2) sets of the following minimum 1/8" scale or larger so plans are legible when reduced. (Sets must **include a complete set of civil plans and landscape plans- for reference only):** 
  - a. Site Plan
  - b. Project Data
  - c. Elevations
  - d. Floor Plans
  - e. Foundation Plans
  - f. Building Sections
  - g. Wall Sections

- h. Architectural Details
- i. Electrical Plans and Details
- j. Structural Plans and Details
- k. Mechanical Plans and Details
- I. Schedules
- 2. One (1) copy of structural, electrical, and water calculations (may be on drawings)
- 3. One (1) copy of soils report to accompany building plans.

#### **PLANNING**

Provide one (1) complete set of building plans (1a through 1m), set shall include a complete set of civil plans and landscape plans- for reference only, and the following items:

- 1. a. Open Space Plan
- d. Parking Analysis
- b. Floor Plan Worksheet
- e. Photometric Plan

c. Site Details

- f. Exterior Lighting Cutsheets
- 2. Provide two (2) additional sheets of the following:
  - a. Site Plan
  - b. Building Elevation(s)

Copy of Certificate of No Effect for Archaeological Resources signed by the City Archaeologist
Copy of Certificate of Approval for Archaeological Resources signed by the City Archaeologist
"Purchase Agreement In-Lieu Parking Credits" original, signed by applicant.

#### **FIRE**

Provide one (1) c	complete set	of building	plans (1	a through	1m), c	and one	∋ (1)	grading	and
drainage plan- fo	or reference o	only.							

_	
	three (3) sets of plans, calculations and cut sheets for all extinguishing and detection which include the following, but are not limited to:
□ Fi	ire sprinkler (wet) system
□ F	oam system
□ In	nert gaseous system
□ K	itchen hood extinguishing
☐ Fi	ire alarm and detection
	Occupancy notification

#### **Civil Improvement Plan Submittal Requirements:**

Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. Incomplete submittals will not be accepted. All plans must be signed and sealed. If necessary, the plan reviewer may require additional information and plans after the first submittal.

> Required Plan Size: 24" X 36" Minimum Horizontal Scale: 1" = 20' Minimum Vertical Scale: 1" = 2'

#### **CIVIL**

The following items are the basic minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

- 1. A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."
- 2. Title Report and Letter of Update (not more than 60 days old)
- ▼ Two Copies of Completed 404 Certification Form
  - ☐ Two Copies of the Notice of Intent (NOI)
  - Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)

#### 4. IMPROVEMENT PLANS

3. Provide the following:

Provide

e one (1) set that includes the following:
☑ Grading and Drainage Plan (Including water and sewer services and new lowest floor elevation for horizontal building addition)
□ Water Plans
□ Sewer Plans
Paving Plans (including striping & signage)
□ Traffic Signal Plans
□ Striping & Signage Plans
$\square$ Structural Plans (including details & calculations)
□ Final Plat (for reference only)
✓ ALTA Survey
□ Map of Dedication

5. EASEMENT	IS/DEDICATIONS	
	<u>''S ESTIMATES</u> (for payment in-li reet improvements	eu) Signalization
7. REFERENC	CE DOCUMENTS	
Drainage	_	▼ Final (drainage statement)***
Water	☐ Master**	☐ Basis Of Design **
Sewer	☐ Master **	☐ Basis Of Design **
Circulati	on   Master **	□ Final
Signaliza	ution   Master **	□ Final
	eloper shall, as a minimum, pr	orts before submittal of Improvement Plans for Plan ovide a copy of the cover sheet with City Staff signatures
***Note: Dra	iinage Statement must be seal	led by an Arizona Registered Civil Engineer
□ s	Geotechnical Report structural Report The completed Stormwater Sto Staff)	
PLANNING Provide one  ✓	(1) set of the selected Improve Landscape & irrigation plans Slope Analysis	ement Plans (#5 above), and the following items:
	NAOS graphic & calculation	
	Map of Dedication for NAOS	
	Native plant program, or cor	nfirmation of compliance
	Fountain/Water feature deta	ils and elevations

TO: DEVELOPMENT REVIEW BOARD DATE: May 8, 2003

**FROM:** CURRENT PLANNING SERVICES

**SUBJECT:** CASE 25-DR-1988#3

**REQUEST:** Approve Repaint buildings located in the Camelback Miller

Shopping Plaza.

**PROJECT NAME:** Camelback Miller Plaza

**LOCATION:** 4320 N Miller Rd

**DEVELOPER/OWNER:** Fry Investment LLC

ARCHITECT/DESIGNER: Archicon LC

**ENGINEER:** N/a

**APPLICANT/COORDINATOR**: Archicon LC/Paul Sarantes

4041 N Central Ave Ste C-100

Phoenix, AZ 85012 602-222-4266

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** No public comments have been received as of the drafting of this staff report.

**REQUEST:** Color change approval for the Camelback Miller Shopping Plaza.

**LOCATION & ZONING:** The Camelback/Miller Shopping Center located on the west side of Miller Road between Camelback Road and 6<sup>th</sup> Avenue. The shopping center is zoned PNC (Planned Neighborhood Center) and C-3 (Highway Commercial District)

**HISTORY:** The shopping plazas last paint change approval was on June 18, 1992 by the Development Review Board.

**DISCUSSION:** This is a request for building color changes for all buildings within the existing Camelback/Miller Plaza located at the southwest corner of Miller and Camelback roads, with the exception of the Chances Are restaurant and lounge. The plaza currently consists of a pink or peach color stucco with mauve accent colors, brick columns, rust colored metal truss sign bands and a copper patina standing seam metal roof.

The proposal is to repaint the buildings within the center the color Dunn Edwards "Taos" and an accent color of Dunn Edwards "Rocky Point". The metal truss sign bands are to be painted with the color of Frazee "Duberry Red." The existing standing seam copper patina roof and the brick columns are to remain as is. The parking lot screen walls are also proposed to be painted Dunn Edwards "Rocky Point."

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Keith Niederer

Planner 480-312-7000

**ATTACHMENTS:** #1-Project Narrative

#2-Aerial

#3-Zoning Map #4-Context Photos

#5-Site Plan #6-Elevations A-Stipulations

**B-Ordinance Requirements** 



# Scottsdale PROJECT NARRATIVE

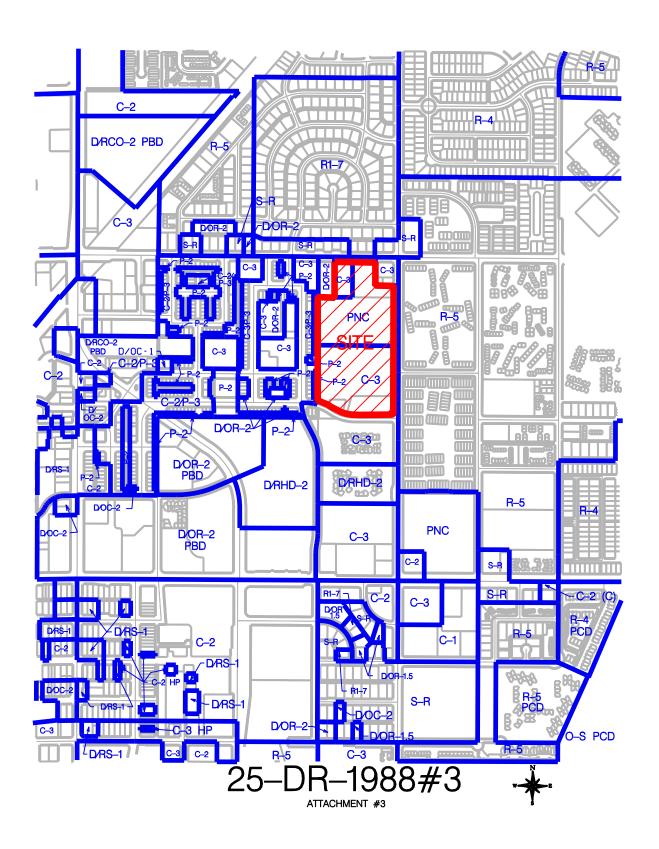


□ Rezoning □ Other □ Use Permit	Parking Required:
Use:	# Of Buildings: 9 BONDAGS Height:
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Camelback & Miller Plaza Repaint

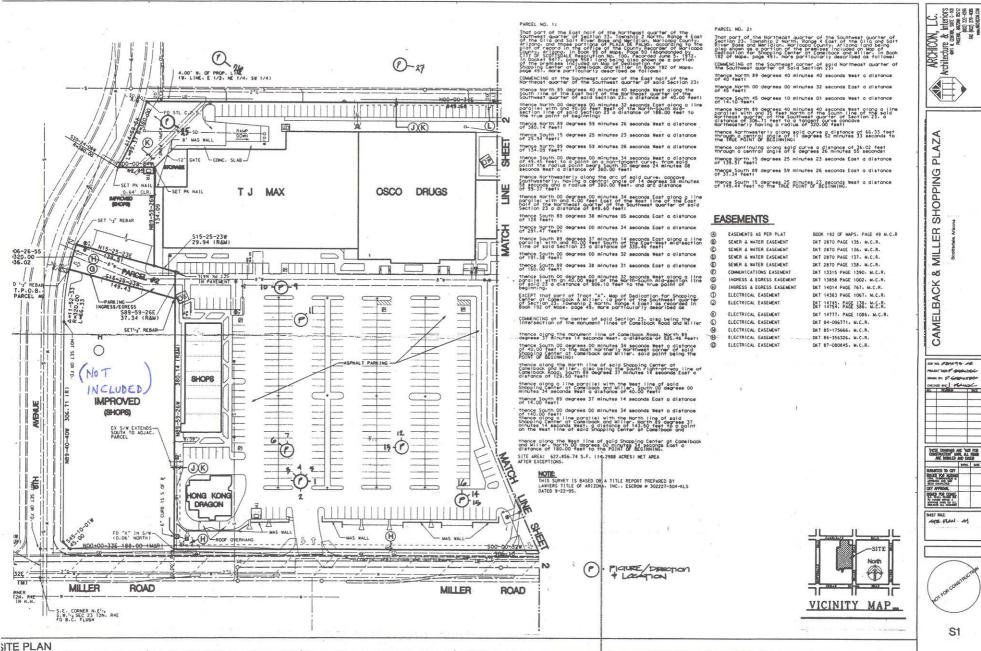
25-DR-1988#3



### 25-DR-1988#3 Camelback Miller Plaza

Attachment #4. Context Photos

This attachment is on file at the City of Scottsdale Current Planning office, 7447 E Indian School Road, Suite 105.



**ATTACHMENT #5** 

CAMELBACK & 201-10 034474 DE

PLAZA

SHOPPING

MILLER (

BOLES FOR COMES.

SHEET TILE:



S1

SITE

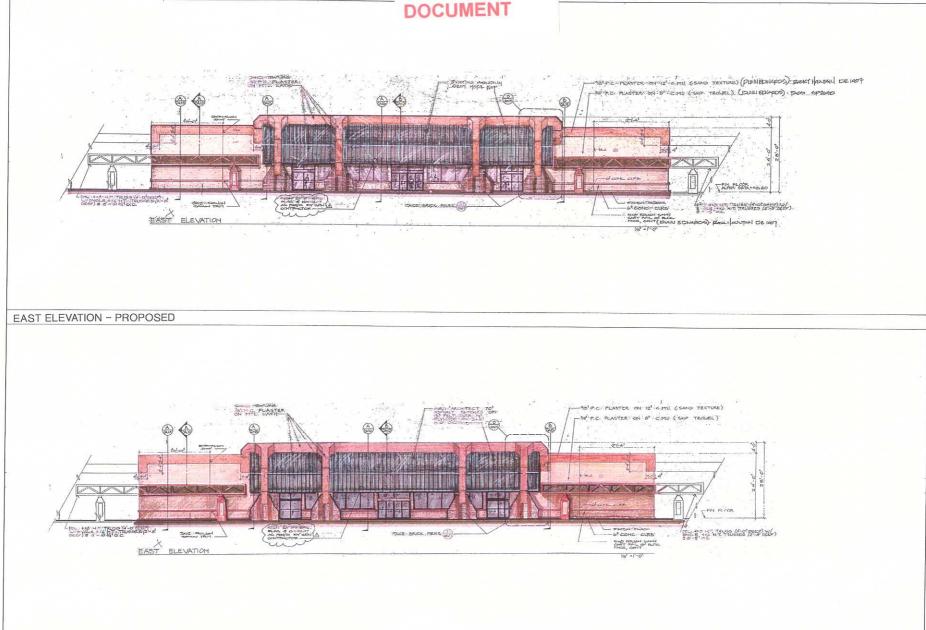
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SHET MILE HARDLED/EXCEPTA

ū

PROPOSED / EXISTING





EAST ELEVATION - EXISTING

# CAMELBACK MILLER PLAZA 4320 N. MILLER RD. SCOTTSDALE, AZ.

#### FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

	PREMISES INDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.	□ 11.	BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE
<b>□ 2</b> .	FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & UFC AT THE FOLLOWING LOCATIONS.		REVISED CODE.
			PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
		□ 13.	NUMBER OF FIRE HYDRANTS REQUIRED,
_	. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS. (PER C.O.S. 91-3)		DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF AT GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
<b>□ 4</b>	SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.	□ 14.	PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S)
		□ 15.	EXIT & EMERGENCY LIGHTING SHALL COMPLY
∐ 5	. PROVIDE A KNOX ACCESS SYSTEM: ☐ A. KNOX BOX ☐ B. PADLOCK		WITH THE C.O.S. ORDINANCE & THE UFC. SEE SHEETS
	☐ C. KNOX OVERRIDE & STROBE SWITCH FOR AUTOMATIC GATES.	□ 16.	SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES,
□ 6	. SUBMIT PLANS FOR AN OCCUPANT NOTIFICATION SYSTEM PER SCOTTSDALE REVISED CODES.		CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR
<b>□ 7</b>	. SUBMIT PLANS FOR A CLASS <u>A</u> FIRE ALARM SYSTEM.		HANDLED REQUIRES THAT A COMPLETED HMMP BE PROVIDED WITH SUBMITTAL OF BUILDING PLANS.
□ 8	PROVIDE INTERIOR NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED. (FOR OTHER THAN FULL NOTIFICATION SYSTEMS. SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)	□ 17.	FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
□ 9	. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.	□ 18.	FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x (NSHT)  4' TO 8' BACK OF CURB; INDEP. WET LINE.
<b>□</b> 10	BUILDINGS MAY BE SUBJECT TO INSTALLATION		☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
	AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.	<b>□</b> 19.	THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS MAY BE REQUIRED.

25 DR 1988#3 DATE: 04/23/03

20.		SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (1996 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
	□ A	. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (1996 EDITION)
	□ в	. MODIFIED NFPA 13-R SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS FOR UP TO SIX UNITS PER BUILDING FED FROM DOMESTIC SERVICE (1996 EDITION)
	□ C	. MODIFIED NFPA 13R SYSTEM (1996 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
		. NFPA (1996 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
	□ E	. FOR STORAGE 12' 0" & HIGHER SEE ARTICLE 81 OF THE 1997 UFC AND/OR APPROVED ALTERNATE METHODS; NFPA 231C, ESFR SPRINKLERS OR OTHER DOCUMENTED ENGINEERED METHODS.
	□ F	. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
	□ G	THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
	⊠ H	I. EXTERIOR COLOR CHANGE ONLY NO FIRE DEPARTMENT REQUIREMENTS AT THIS TIME.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

## STIPULATIONS FOR 25-DR-1988#3 CAMELBACK MILLER PLAZA REPAINT

BUILDING ELEVATIONS AND SITE PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD MUST BE BUILT PER THE APPROVED PLANS WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.

#### SITE AND BUILDING DESIGN:

- Case 25-DR-1988#3 is strictly a request for a paint change for theten buildings within the Camelback/Miller Shopping Plaza. No other site changes are approved as part of this application. Any future requests will require a separate submittal, staff review and approval.
- 2. Revised building colors and materials shall match those indicated on the elevations submitted by Archicon, LC. and dated 4/1/03, unless otherwise modified by the Development Review Board.
- 3. Flagpoles, if provided, shall be one piece conical tapered.
- 4. No exterior public address or speaker system shall be allowed.
- 5. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

#### **BUILDING ELEVATIONS:**

- 1. All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure.
- 2. All ground mounted mechanical equipment shall be completely screened by screen walls with color and texture to match the building.
- 3. Roof mounted communication equipment, including satellite dishes, shall be completely screened by the parapet walls or free standing screen walls subject to Plan Review and Permit Services approval.
- 4. Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Plan Review and Permit Services approval.

#### **ROOF ACCESS**

1. No exterior visible ladders allowed.

#### **ROOF DRAINAGE:**

1. Provide interior roof drainage system (overflow scuppers are permitted).

### ATTACHMENT A

#### CASE NO. 25-DR-1988#3

2. If provided indicate location and design of scuppers, and integrate with the architectural design.

#### **ON-SITE LIGHTING:**

1. No changes to the existing shopping center lighting are proposed at this time. Any changes to the lighting shall require a separate application for staff review and approval.

#### SIGNS:

1. Any signage additions or modifications shall require separate approvals and permits.

#### **LANDSCAPING:**

1. No landscape changes are proposed with this application. Any proposed changes to the landscaping shall require a separate application for staff review and approval.

#### THE DEVELOPMENT REVIEW BOARD

Some Things You Should Know About the Development Review Board:

- \* Review of development proposal by the Development Review Board is the first step toward obtaining a building permit.
- \* Development Review Board approval expires ONE YEAR from the date of approval if a building permit has not been issued unless a different expiration date is made a condition of the approval.

#### **ORDINANCE REQUIREMENTS**

Some Things You Should Know About Ordinance Requirements:

- \* Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- \* There maybe some Ordinance requirements, which apply to your project that, are not included here.
- \* City staff and the Development Review Board do not have the authority to "waive" Ordinance requirements.
- \* Any appeals must be made in writing to the CITY CLERK'S OFFICE.

#### **STIPULATIONS**

Stipulations are staff recommendations, which, after ratification by the Development Review Board, become development requirements.

### **ATTACHMENT B**

### CASE NO. 25-DR-1988#3

### OTHER:

1. All previous approved cases for the Camelback Miller Plaza continue to apply.

TO: DEVELOPMENT REVIEW BOARD DATE: May 8, 2003

**FROM:** CURRENT PLANNING SERVICES

**SUBJECT:** CASE 18-DR-2003

**REQUEST:** Approve site plan & elevations for retail shell building

**PROJECT NAME:** Commercial Pad at Office Max Plaza

**LOCATION:** 3300 N Hayden Rd

**DEVELOPER/OWNER:** Regel Corporation ARCHITECT/DESIGNER: Archicon, Inc.

ENGINEER: Landmark Engineering
APPLICANT/COORDINATOR: Archicon, Inc./Kevin Garey
4041 N Central Ave Ste C100

Phoenix, AZ 85012

602-222-4266

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** No public comment has been received on this case at the time of preparing this report.

**REQUEST:** Commercial pad and drive-thru approval at Office Max Plaza.

**LOCATION & ZONING:** The pad site is located at the shopping center at the southwest corner of Osborne Rd and Hayden Rd. and is adjacent to Indian Bend Park toward the west. The site is zoned PNC- PCD (Planned Neighborhood Center in a Planned Community Development) where retail stores are permitted uses.

**CHARACTERISTICS**: The 0.55 ac. pad site is graded and contains landscape, drive aisles and parking areas. The rest of the center contains driveways, parking lot, and buildings and landscaping.

**HISTORY:** The larger 8.45-acre shopping center was approved in 1979. A remodel of the center was approved in 1999.

**DISCUSSION:** The request is for site plan and elevations approval for a 3,058 sq. ft. pad site development at the existing Office Max Plaza. The pad site will be developed into 2 fast food restaurants such as a coffee shop and a sandwich shop. The site is located near the southeast corner of the shopping center and has access from the internal circulation system with two adjacent access locations onto Hayden Road. Additional accesses are provided to Osborne Rd. along the north side of the site. The pad site contains sufficient open space (5,833 sq. ft. provided and 4,738 sq. ft. required). For the overall center, open space is deficient with 84,678 sq. ft. required and 68,027 sq. ft. provided. Due to the age of the shopping center and the proposed pad site being the final development phase to occur on the site, the existing open space is recognized as meeting required. Parking for

the pad is provided onsite and through a shared parking agreement with the rest of the center with 20 spaces required and provided (13 spaces onsite and 7 through shared parking agreement.) For the center overall, 335 spaces are provided with 350 required. The Zoning Ordinance (Sect. 9.104E) allows for a mixed use shared parking reduction to be applied to this site for the 4.7% or 15 parking space shortfall. The building is 22 ft. high (26 ft. at the entry feature) and is set back about 85 ft. and 45 ft. from the east and south.

The building contains brown slump block walls to match the rest of the center. Upper stepped, parapet roof sections contain tan-brown EIFS with dark brown parapet roof cap. The drive-thru window is located along the south side of the building and contains a 5 ft. wide metal canopy. Muted red finished metal canopies also extend around the sidewalk s along the north and portions of the east and west sides of the building. Clear storefront glazing in bronze anodized frames is located along the north and portions of the east and west sides of the building. A yellow tan EIFS finished entry feature wall is situated at the front entry of the building, between the two restaurants. The drive-thru lane extends along the west and south sides of the building and connects to the drive aisle at the south side of the site. Traffic exiting the drive aisle must proceed eastward to Hayden Rd.

The landscape palette contains Evergreen Elm and Pine trees, plus Oleander, and Lantana. An existing bermed, turf area is situated along the east side of the site and other turf areas are located along the site frontage.

**KEY ISSUES:** Staff has required that the drive-thru lane connect to the driveway along the south side of the site. This allows additional base landscaping and screening along the east side of the building is provided. The drive-thru land exits onto the driveway along the south side of the site and results in traffic turning left when leaving the drive-thru lane and exiting onto Hayden Rd.

#### **RELATED CASES:**

- Case 79-DR-1979 approved the original 8.45 ac. shopping center in 1979.
- Case 79-DR-1979#4 approved a remodel of the shopping center in 1999.

Al Ward Project Coordination Manager 480-312-7067 **ATTACHMENTS:** #1-Project Narrative

#2-Aerial

#3-Zoning Map #4-Context Photos

#5-Site Plan #6-Elevations #7-Landscape #8-Floor Plan A-Stipulations

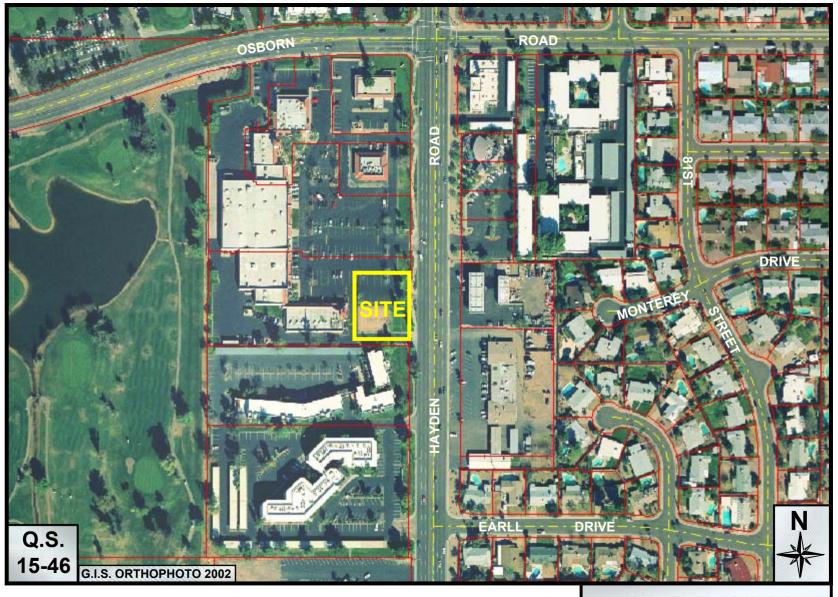
**B-Ordinance Requirements** 



# Scottsdale PROJECT NARRATIVE

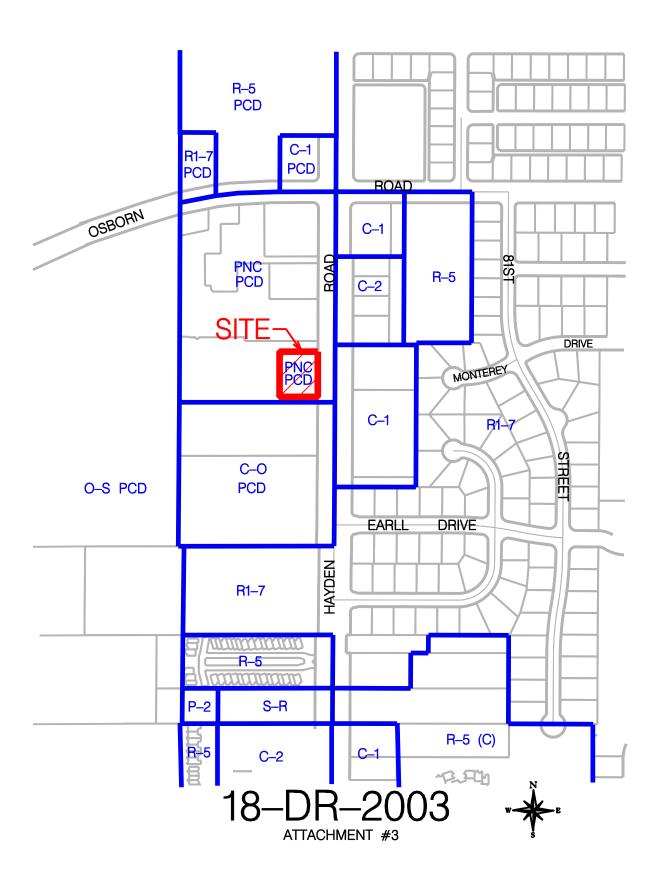


Use Permit   APPLICANT   SUBMITTED   Location 3200 N HAYDEN 2D PAPEL   Applicant APCHICAN			10-11
Development Review   Master Sign Programs   M	Rezoning	☐ Other	Case # 18-DR-2003 / 618 -PA- 02
Development Review Master Sign Programs Variance    Master Sign Programs   Master Sign Prog	☐ Use Permit	APPLICANT	
SITE DETAILS  Proposed/Existing Zoning: PNL/PCD  Use: PEDUALDENT  Parking Required: 13  Parcel Size: 0.3 ACRES (34/400) # Of Buildings: 1  Proposed/Existing Zoning: PNL/PCD  Use: PEDUALDENT  Parking Required: 13  Parking Provided: 13  Parking Required: 13  Parking Provided: 13  Parking Provided: 13  Parking Provided: 13  Parking Provided: 13  Parking Required: 13  Parking Required: 13  Parking Provided: 13  Parking Required: 13  Parking Provided: 13  Parking Required: 13  Parking Provided: 14  Parking Provided: 13  Parking	Development Review		Location 3300 N HAYDEN PD PUT
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Commercial Pad @ Office Max Plaza

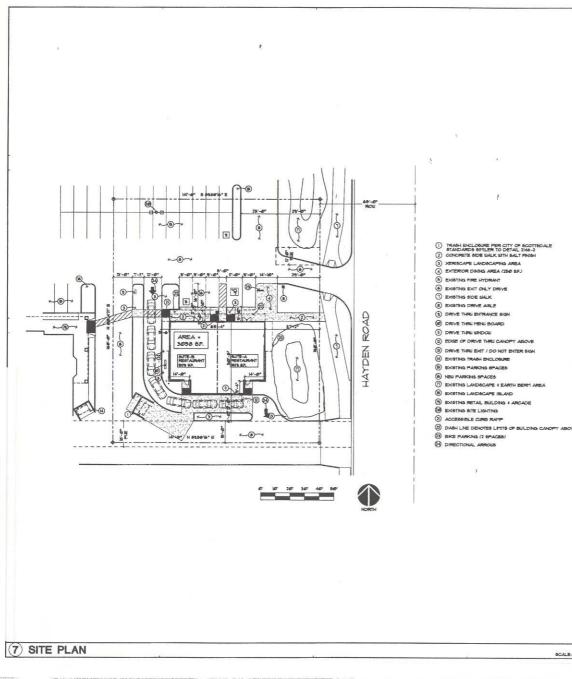
18-DR-2003



## 18-DR-2003 Commercial Pad @ Office Max Plaza

Attachment #4. Context Photos

This attachment is on file at the City of Scottsdale Current Planning office, 7447 E Indian School Road, Suite 105.



ADDRES6 SCOPE NEW GROUND-UP SHELL BUILDING ON VACANT PAD SITE ZONING PARCEL 1349-32-4001 S PAD 9 (THIS PROJECT) 23,686 SF. ( #36 ACRES ) GROSS SITE AREA 34,606 SF. ( 08 ACRES ) BUILDING AREA 3,000 SF. BUILDING PARKING CALCULATION SUITE "A" BOS S.F. PUBLIC AREA 168/88 SUITE "B" BOS S.F. PUBLIC AREA 168/88 BUILDING PARKING REQUIRED BUILDING PARKING PROVIDED ON SITE TOTAL BUILDING PARKING REQUIRED . 20 SPACES PARKING SPACES PROVIDED OFF SITE VIA CROSS
ACCESS AGREEMENT
1 SPACES
TOTAL BUILDING PARKING PROVIDED - 29 SPACES BICYCLE PARKING REQUIRED (4 PROVIDED) ACCESSIBILITY PARKING PARAPETS - 20'-0" 4 22'-0" TOLER / FN - 25'-4" OVERALL RETAIL CENTER MASTER SITE AREA (846 ACRES) + 368369 SF BUILDING AREA RETAL CENTER PAD 7 TOTAL BUILDING AREA PARKING REGULED EXISTING RESTAURANTS REPTURED DUCK - VACANT (250 5F)
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11461ED VNEI (826 6F) x
163 PUBLIC AREA (160 6F) x
163 PUBLIC AREA (160 6F) x
163 PUBLIC AREA (160 6F) x
155 PUBLIC AREA (160 6F) x
15 UNCLE SAM'S (1975 SF.) X TIGG PUBLIC AREA / 80 SF. CARL'S JR. (4000 SF) x 2000 PUBLIC AREA / 80 SF. PROPOSED RESTAURANTA SANDUICH SHOP (1929 S.F.) TAB PUBLIC AREA / SØ SF. EXISTING RETAILS 64892 SF. / 200 SF. EXISTING RETAIL 4
EXISTING/PROPOSED RESTAURANTS = 34976 STALLS TOTAL PARKING STALLS REQUIRED TOTAL EXISTING PARKING STALLS AVAILABLE TOTAL PARKING STALLS AVAILABLE
AFTER CONSTRUCTION
(- 9 EXISTING STALLS - 4 NEW STALLS) - 535 STALLS TOTAL STANDARD PARKING REQUIRED . 350 STALLS TOTAL MIXED-USE SHARE PARKING REQUIRED TOTAL PARKING ON SITE (POST CONSTRUCTION) MIXED-USE SHARED PARKING REDUCTION CALCULATION 1 - (322 / 38#0 STALLS) = 1 - 52 = 26 = 26 ACCESSIBLE PARKING REQUIRED TOTAL PARKING x 4% = 340 x 04 = 13.6 (14 6PACES)
VAN ACCESSIBLE = 2 8PACES ACCESSIBLE PARKING PROVIDED EXISTING SPACES PROPOSED SPACES H SPACES 3 VAN ACCESSIBLE SPACES OPEN SPACE CALCILATIONS
REQUIRED OPEN SPACE (PAD SITE)
MAXIMAT BUILDING REIGHT - 22-0\*
23,686 X (99. + 89.) + 4,739 REQUIRED OPEN SPACE
9,839 PROVIDED OPEN SPACE

5300 N. HAYDEN ROAD SCOTTSDALE AZ 85251

\* 20 5PACES

. IS SPACES - 1 SPACES

- D SPACES

• 2 SPACES

. 95 STALLS

. 213 STALLS

. 25.6 STALLS

. S.S. STALLS

- 94 STALLS

. 24184 STALLS

. 350 STALLS

. 322 STALLS

. 335 STALLS

PROVIDED . 1

= 69,3Ø4 8F

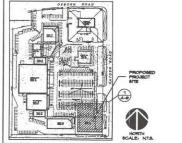
■ 3,058 S.F. ■ 72,362 S.F.

RETAIL BUILDING

3300 N. HAYDEN ROAD PAD #1 SCOTTSDALE, AZ 85251

ARCHITECT

12 PROJECT TEAM



18 KEY PLAN



23 PROJECT DATA

RATIO CALCILATIONS (PAD SITE) RLOOR AREA RATIO MAXISH RLOOR AREA + 030 x 25,600 = TID6 A SF, PROPOSED FLOOR AREA + 3606 SF.

VOLLITE RATIO
MAXITIM VOLLITE - B x 75,606 - 16,440 CF.
PROPOSED VOLLITE - 61,216 CF.

24 VICINITY MAP

BUILDING 3300 N. HAYDEN ROAD RETAIL

85251

AZ

SCOTTSDALE,

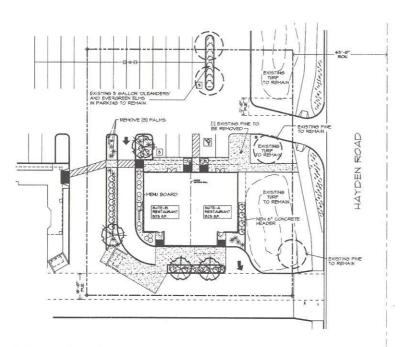
ле но: *82* ТТ6969 MARTO MIR D. WHARTO Num m R. GORRE

SUBMITTED TO CITY

SELECT BY BECOME

SECONDARY BY

SECONDA SITE PLAN



#### Landscape Legend

ULMUS PARVIFOLIA EVERGREEN ELM 24" BOX [2" caliper min] - 4

NERIUM OLEANDER PETITE PINK" PETITE PINK 5 GALLON - 28

LANTANA MONTEVIDENSIS GOLD MOUND

I GALLON - 15 LANTANA MONTEVIDENSIS

PURPLE LANTANA I GALLON - 19

MATCH EXISTING DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



0' 10' 20'

#### CITY OF SCOTTSDALE

#### LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM MILL BE INSTALLED GUARANTEEING AREAS.

ALL PLANT MATERIAL WITHIN THE CITY OF SCOTTSDALE SIGHT DISTANCE TRIANGLES MILL NOT EXCEED 24" AT MATURITY, TREES SHALL HAVE A MINIMUM CANOPY OF 7" AT PLANTING

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL LANDSCAPE AREAS & MATERIALS INCLUDING THOSE LOCATED IN THE ROW, SHALL BE MAINTAINED IN A HEALTHY NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN SAFETY TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 1 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE **ELEVATION** 

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURE AREAS ARE TO BE PROVIDED

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS AND TOP-OF-WALL ABOVE FINISH GRADE.

AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS SHALL NOT EXCEED 7' IN ANY ONE DIRECTION

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

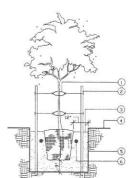
"SIGNS REQUIRE SEPARATE APPROVALS & PERMITS".

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS I'-O" FROM BACK OF CURB OR SIDEMALK TO REDUCE OVER SPRAY

#### LANDSCAPE AREA OPEN SPACE:

NEW LANDSCAPE AREA: 3,672 S.F. EXISTING LANDSCAPE AREA: 8.250 S.F. TOTAL LANDSCAPE AREA: 11,922 5.5

#### PRE-EMERGENT NOTE



1. 1/2" RUBBER HOSE WITH BIG WIRE 1. I/2" RUBBER HOSE WITH NO WIRE 2. THO 2" ROUND BY 5" LONG GREEN TREE STAKES BURY 5" BELOW GRADE 5. 4" BASIN

4. GRADE

5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING 6. AGRIFORM TABLETS

BACKFILL PLANT PIT MITH SOIL MIX NOTED IN SPECS.

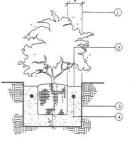
#### DOUBLE STAKING DETAIL





AND SLOPE RATIOS.

DUE TO CONFLICTS DETIVENT OWNERS AND CONTRACTORS WE ARE NOW RECQUING THAT THE BITHER PRE-EMERGENT APPLICATION PROCESS BE VIDEO TAPED VIDEO TAPE IS TO BE VIEWED BY THE LANDSCAPE ARAPITETT, IF VIDEO TAPED TO THE TOPE OF THE TAPE OF THE



I. MINIMUM DIMENSION FOR 5 GAL. PLANTS

2. I' BASIN 5. ROUGHEN SIDES OF PLANT FIT TO PREVENT SLAZING 4. AGRIFORM TABLETS SEE SPECS, FOR

BACKFILL PLANT PIT WITH SOIL MIX

SHRUB PLANTING DETAIL

I. NOTCH TUBINS LOOP MIRE THROUSH EXPOSED WIRE 2. FIO MIRE RUBBER COATED 5. I/2' RUBBER HOSE TREE GUYING DETAIL

> LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE

CASE NUMBER

APPROVED BY

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE HITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL LANDSCAFE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

CASE# 618-PA-2002

SUBJECT TO CITY
SUBJECT TO CITY
SUBJECT TO RECOME
SUBJECT TO RECOM SHEET TITLE LANDSCAPE PLAN

G-71-290 1/0272000

Architecture & In

BUILDING

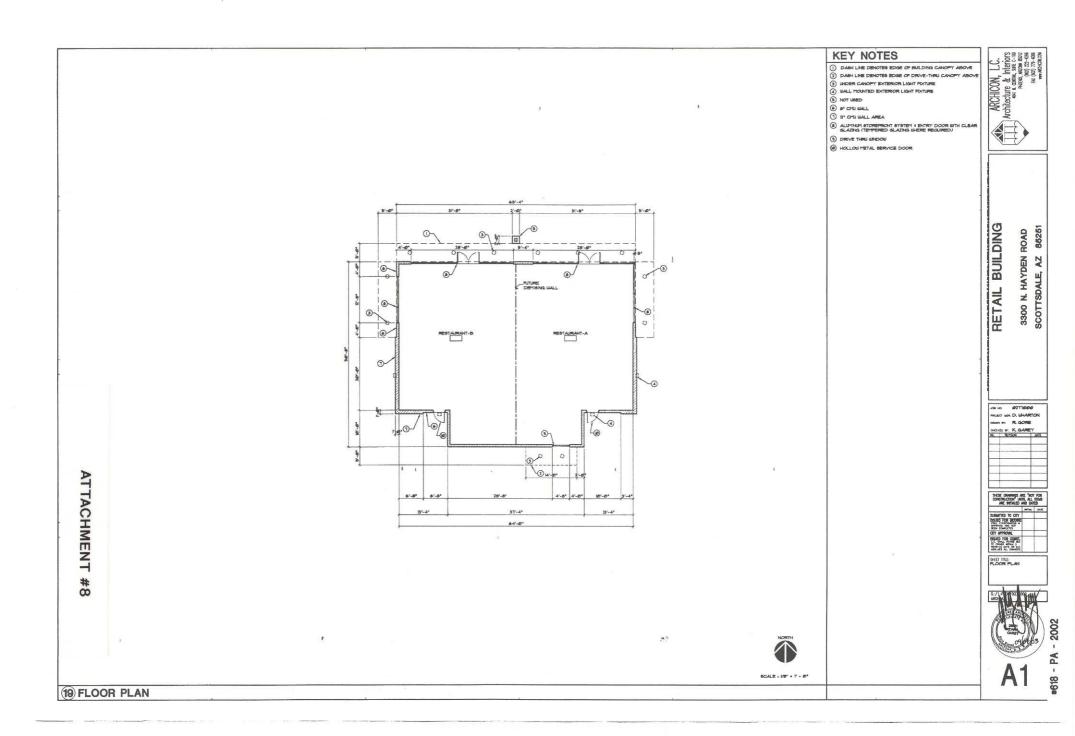
RETAIL

HAYDEN ROAD

z 3300

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sewe en didodeon



OFFICE MAX PLAZA
3300 N. HAYDEN RD.
SCOTTSDALE, AZ.

#### FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

⊠ 1	1.	PREMISES INDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.	⊠ 11.	BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE
□ 2		FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY	_	REVISED CODE.
		ORDINANCE & UFC AT THE FOLLOWING LOCATIONS.	⊠ 12.	PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
<b>□</b> •	,	IT IS THE DEVELOPERS RESPONSIBILITY TO	⊠ 13.	NUMBER OF FIRE HYDRANTS REQUIRED, <u>- EX</u> DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE
		DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS. (PER C.O.S. 91-3)		FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OFATGPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
× 4		SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.	⊠ 14.	PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S)
□ <b>!</b>	5.	PROVIDE A KNOX ACCESS SYSTEM:  A. KNOX BOX  B. PADLOCK	⊠ 15.	EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE UFC. SEE SHEETS
		C. KNOX OVERRIDE & STROBE SWITCH FOR AUTOMATIC GATES.	<b>□</b> 16.	SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES,
□ <b>6</b>	6.	SUBMIT PLANS FOR AN OCCUPANT NOTIFICATION SYSTEM PER SCOTTSDALE REVISED CODES.		CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR
□ 7		SUBMIT PLANS FOR A CLASS <u>A</u> FIRE ALARM SYSTEM.		HANDLED REQUIRES THAT A COMPLETED HMMP BE PROVIDED WITH SUBMITTAL OF BUILDING PLANS.
□ 8	8.	PROVIDE INTERIOR NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED. (FOR OTHER THAN FULL NOTIFICATION SYSTEMS. SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)	⊠ 17.	FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
□ <b>9</b>		ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.	⊠ 18.	FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)  4' TO 8' BACK OF CURB; INDEP. WET LINE.
<u> </u>	0.	BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC	<b>⊠ 40</b>	WALL MOUNTED - 15' CLEAR OF OPENINGS.
		SAFETY RADIO AMPLIFICATION SYSTEM.	<b>⊿ 19.</b>	THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS MAY BE REQUIRED.

18 DR 2003 DATE: 04-22-03

<ul> <li>□ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (1996 EDITION)</li> <li>□ B. MODIFIED NFPA 13-R SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS FOR UP TO SIX UNITS PER BUILDING FED FROM DOMESTIC SERVICE (1996 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS &amp; ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE &amp; INTERPRETATIONS &amp; APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS &amp; 900 SQ FT MIN. IN ATTIC.</li> <li>□ D. NFPA (1996 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA: ORD. HAZ. GR. I - 0.15/1500 RESTAURANT WITH A KITCHEN</li> <li>□ E. FOR STORAGE 12' 0" &amp; HIGHER SEE ARTICLE 81 OF THE 1997 UFC AND/OR APPROVED ALTERNATE METHODS; NFPA 231C, ESFR SPRINKLERS OR OTHER DOCUMENTED ENGINEERED METHODS.</li> <li>□ F. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.</li> <li>□ G. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.</li> <li>□ H.</li> </ul>	20.			SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (1996 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
SPRINKLER HEADS IN DWELLING UNITS FOR UP TO SIX UNITS PER BUILDING FED FROM DOMESTIC SERVICE (1996 EDITION)  C. MODIFIED NFPA 13R SYSTEM (1996 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.  D. NFPA (1996 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA: ORD. HAZ. GR. I - 0.15/1500 RESTAURANT WITH A KITCHEN  E. FOR STORAGE 12' 0" & HIGHER SEE ARTICLE 81 OF THE 1997 UFC AND/OR APPROVED ALTERNATE METHODS; NFPA 231C, ESFR SPRINKLERS OR OTHER DOCUMENTED ENGINEERED METHODS.  F. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.  G. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.			A.	
RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.  D. NFPA (1996 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA: ORD. HAZ. GR. I - 0.15/1500 RESTAURANT WITH A KITCHEN  E. FOR STORAGE 12' 0" & HIGHER SEE ARTICLE 81 OF THE 1997 UFC AND/OR APPROVED ALTERNATE METHODS; NFPA 231C, ESFR SPRINKLERS OR OTHER DOCUMENTED ENGINEERED METHODS.  F. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.  G. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.			В.	SPRINKLER HEADS IN DWELLING UNITS FOR UP TO SIX UNITS PER BUILDING
ORD. HAZ. GR. I - 0.15/1500 RESTAURANT WITH A KITCHEN  □ E. FOR STORAGE 12' 0" & HIGHER SEE ARTICLE 81 OF THE 1997 UFC AND/OR APPROVED ALTERNATE METHODS; NFPA 231C, ESFR SPRINKLERS OR OTHER DOCUMENTED ENGINEERED METHODS.  □ F. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.  □ G. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.			C.	RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN
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.45 OVER 3000 SQ. FT.  G. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.			E.	APPROVED ALTERNATE METHODS; NFPA 231C, ESFR SPRINKLERS OR OTHER
DRAWINGS.			F.	
□ н.			G.	
			Н.	

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

## STIPULATIONS FOR CASE 18-DR-2003 COMMERCIAL PAD AT OFFICE MAX PLAZA

BUILDING ELEVATIONS AND SITE PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD MUST BE BUILT PER THE APPROVED PLANS WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.

#### **PARKING:**

1. With the final plan submittal, the developer shall provide a revised parking site plan and shared parking analysis, for the entire shopping complex, to the satisfaction of Plan Review and Permit Services staff.

#### SITE AND BUILDING DESIGN:

- 1. Refuse enclosure shall be screened by material compatible with the building materials. Colors and texture to match the building, both sides.
- 2. If required, modify refuse enclosures as required by the Sanitation Division,.
- 3. No exterior vending or display shall be allowed.
- 4. Flagpoles, if provided, shall be one piece conical tapered.
- 5. No exterior public address or speaker system shall be allowed.
- 6. If provided, patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

#### **BUILDING ELEVATIONS:**

- 1. All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure.
- 2. All ground mounted mechanical equipment shall be completely screened by screen walls with color and texture to match the building.
- 3. Roof mounted communication equipment, including satellite dishes, shall be completely screened by the parapet walls or free standing screen walls subject to Plan Review and Permit Services approval.
- 4. Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Plan Review and Permit Services approval.

#### **ROOF ACCESS**

1. No exterior visible ladders allowed.

#### **ROOF DRAINAGE:**

- 1. Provide interior roof drainage system (overflow scuppers are permitted).
- 2. If provided indicate location and design of scuppers, and integrate with the architectural design.

#### **ON-SITE LIGHTING:**

- 1. The developer shall provide plans, to the satisfaction of Plan Review and Permit Services staff, indicating all exterior lighting, and details at the time of the final plans submittal.
- 2. With the final plan submittal, the developer shall provide a photometric study which contains data for: luminaire catalog number, additional shielding specified, lamp description, illuminance maximum, minimum, average and maintenance factor utilized, and a solid-line pattern template for each luminaire; shall have a maximum point-by point spacing of 10.0 feet; and at least one point in each "horizontal" study shall be directly under each type of luminaire, to the satisfaction of Plan Review and Permit Services staff.
- 3. With the final plans submittal, the developer shall incorporate into the project's design, to the satisfaction of Plan Review and Permit Services staff, the following stipulations:

#### Site Lighting:

- 3.1. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaries shall be included in this calculation.
- 3.2. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaries shall be included in this calculation.
- 3.3. The initial vertical illuminance at 6.0 foot above grade, along the entire perimeter of the property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.
- 3.4. The lenses of all luminaries shall meet all IESNA requirements for full cutoff, shall be aimed downward and away from property line.
- 3.5. Fixture height, as measure from grade to the fixture lens shall not exceed 20 feet.
- 3.6. Photometric plans shall provide point-by-point meter readings up to the property line with a maximum 10'-0" spacing between readings.

#### **Building Mounted Lighting**

- 3.7. All luminaries shall meet all IESNA requirements for full cutoff.
- 3.8. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

#### SIGNS:

1. Provide note on final documents: Signs require separate approvals and permits.

#### **BICYCLE:**

The developer shall include bike rack cut sheets / details with the final plan submittal. The
bike rack design shall be subject to Plan Review and Permit Services staff approval.
Contact the City Bicycle Coordinator for the approved rack design, or for alternative rack
design approval.

#### **WALL DESIGN:**

- 1. All screen and perimeter walls shall be 6 or 8-inch masonry block and shall match building texture and color, both sides.
- 2. No chain link fencing shall be allowed.

#### LANDSCAPING:

- 1. Trees shall be provided as noted on the landscape plan proposed at Development Review Board (15 gallon minimum, 4 trees minimum) of which 50% shall be mature as defined in Article III of the Zoning Ordinance or larger.
- 2. Provide low water consumptive plant materials.
- 3. Incorporate existing vegetation into the landscape design.
- 4. Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
- 5. Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
- 6. Turf areas are to be a minimum of 10 feet in width.
- 7. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce over spray, or provide design alternatives to achieve similar results to be approved by Plan Review and Permit Services staff.

8. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

#### **IRRIGATION:**

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.

# TRAFFIC STIPULATION REQUIREMENTS CIRCULATION AND REFUSE

#### INTERNAL CIRCULATION:

- 1. For the existing drive aisle along the south side of the site, the minimum drive-aisle width shall be 24 feet.
- 2. The developer shall provide a minimum of 120 feet of queuing distance for the drive-thru.
- 3. If the drive-thru is designed to exit towards the south, the developer shall design this drive-thru exit to discourage right turns back towards the west because the turning radius is not sufficient to accommodate this turning movement. The developer shall provide a sign at this exit location that discourages right-turns out.

#### OTHER:

The developer shall provide a minimum 5-foot wide sidewalk that connects the entrance
of the building to the existing sidewalk along Hayden Road. The developer shall provide a
minimum 5-foot wide pedestrian connection that connects the entrance of the building
to the existing internal pedestrian circulation system adjacent to the neighboring building
towards the west.

#### **STRIPING AND SIGNAGE:**

1. All signage and on-site parking lot striping shall be shown on the site plan.

#### **REFUSE COLLECTION:**

- 1. The refuse enclosure shall include a grease containment area and shall be constructed to City of Scottsdale's standards (detail number 2146-2).
- 2. An area 18' x 30' long shall be provided for approach to the refuse enclosure with slope constant with enclosure floor (to facilitate container pick-up).
- 3. A minimum of one refuse enclosure, with a grease containment area, is required for this development.
- 4. The refuse enclosure must:
  - Provide adequate truck turning/backing movements for a design vehicle of turning radius (minimum) = 45 feet and a vehicle length 40 feet.
  - Be positioned to facilitate collection without "backtracking."
  - Be easily accessible by a simple route.
  - Not require backing more than 35 feet.
  - Not be located on dead-end parking aisles.
- 5. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

6. Underground vault-type containers are not allowed.

#### DRAINAGE AND FLOOD CONTROL

- COMPLIANCE. The following stipulations are provided to aid the developer in submittal
  requirements, and are not intended to be all-inclusive of project requirements. The
  developer shall submit engineering design reports and plans that demonstrate compliance
  with City ordinances, the <u>Scottsdale Revised Code</u> and the <u>Design Standards and Policies</u>
  Manual.
- 2. FINAL DRAINAGE REPORT. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval. The final drainage report and plan shall:
  - a. Include final calculations and detailed analyses that demonstrate consistency with the conceptual drainage report and plan accepted in concept by the Current Planning Services Division.
  - b. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
  - c. Include a discussion of how the lowest floor elevations are established.
  - d. Demonstrate that historical flow through the site has been maintained and that stormwater runoff exiting this site has a safe place to flow.
- 3. IMPROVEMENT PLANS. Before the approval of improvement plans by City staff, the developer shall submit two (2) hard copies of the complete final drainage report and plan.
- 4. STORMWATER STORAGE REQUIREMENT. On April 14, 2003, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development. This approval waives all storage requirements and requires an in-lieu fee of \$6,772 to be paid prior to the issuance of any building permits.
- 5. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed "No Conflict" form (not required for City-owned utilities) from every affected utility company.
- 6. GRADING AND DRAINAGE PLAN. A final grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage plan shall include, but not be limited to, the following:
  - a. Benchmark datum shall be based on North American Datum of 1988.
  - b. Show all easements.

- c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
- d. Show all drainage facilities including, but not limited to points of roof out-fall, channels, culverts, storm drain pipe, weirs, curb openings, weep holes, and valley gutters.
- e. Show top of curb elevations at grade breaks and at intersection corners.
- f. Show all walls, such as perimeter, screening and retaining walls.
- g. Clearly show the limits of proposed construction.
- 7. CONVEYANCE OF PEAK DISCHARGE. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

#### **GRADING & DRAINAGE REQUIREMENTS:**

- SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
- 2. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (602-506-6700) for fees and application information.

#### **VERIFICATION OF COMPLIANCE**

- 1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the <u>Design Standards and Policies Manual</u> for more information on this process.
- 2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
  - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
  - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.

- 3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
  - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
- 4. AS-BUILT PLANS. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
  - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, lot grading, storm drain pipe, valley gutters, curb and gutter, and berms, as determined by City staff.

#### WATER AND WASTEWATER STIPULATIONS

#### **WATER and WASTEWATER:**

- COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the <u>Scottsdale Revised Code</u> and Sections 4 and 5 of the <u>Design</u> Standards and Policies Manual.
- 2. PRIVATE SEWER SYSTEM. On-site sanitary sewer shall be privately owned and maintained.
- 3. CLEARANCE FROM WALLS. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

- 4. SERVICE CONNECTIONS TO THE MAIN. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.
- 5. WATER AND SEWER NEEDS REPORT. A completed Water and Sewer Needs Report shall be submitted for review with the final improvements plans. Approval will not be given for improvement plans until the Plan Review and Permit Services Division approves the Water and Sewer Needs Report.

#### **EASEMENTS:**

- 1. DEDICATIONS. All water line easements shall be dedicated to the City prior to the issuance of permits.
- 2. LOCATION & CLEARANCE. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- 3. INDEMNITY AGREEMENTS. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

#### THE DEVELOPMENT REVIEW BOARD

Some Things You Should Know About the Development Review Board:

- \* Review of development proposal by the Development Review Board is the first step toward obtaining a building permit.
- \* Development Review Board approval expires ONE YEAR from the date of approval if a building permit has not been issued unless a different expiration date is made a condition of the approval.

#### **ORDINANCE REQUIREMENTS**

Some Things You Should Know About Ordinance Requirements:

- \* Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- \* There may be some Ordinance requirements, which apply to your project that, are not included here.
- \* City staff and the Development Review Board do not have the authority to "waive" Ordinance requirements.
- \* Any appeals must be made in writing to the CITY CLERK'S OFFICE.

#### **STIPULATIONS**

Stipulations are staff recommendations, which, after ratification by the Development Review Board, become development requirements.

#### ENGINEERING ORDINANCE REQUIREMENTS

#### ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.

#### **DRAINAGE AND FLOOD CONTROL:**

- 1. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
- 2. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.

#### **REFUSE REQUIREMENTS:**

- 1. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- 2. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

#### PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

#### **ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS**

- 1. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- 2. DEVELOPMENT FEES. The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.
- 3. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance. If there is an existing water meter for this project, applicable water meter fees must be paid only if a larger meter is required.

#### SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.

- 2. SANITARY SEWER CONNECTION. Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans.
- 3. GREASE INTERCEPTORS. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

#### FINAL PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:

a) Architectural Plans: 11" x 17" minimum, up to 30" x 42" maximum

b) Landscaping/Irrigation Plans: 24" x 36" c) Civil Plans: 24" x 36"

- 2. Provide intent as to maintenance responsibility of all landscape areas. Provide note on the landscape plans.
- 3. Provide a landscape plan of all existing trees for staff analysis of trees and to remain or to be transplanted. Indicate size and specimen.
- 4. Provide a schedule indicating the timing on installation of all improvements required by planning.
- 5. Provide a site plan with the following information:
  - a) Zoning of property, and adjacent properties.
  - b) Vicinity map.
  - c) Property lines and dimensions, street names, centerline of street.
  - d) Setback of structures front, side, rear.
  - e) Parking lot dimensions stall width and length, driveway width, parking angle.
  - f) Location and details of refuse enclosure & bicycle racks.
  - g) Parking calculations required/provided.
  - h) Location of handicap parking spaces & van accessible spaces.
  - i) All development on adjacent property within 50 feet of this project.
- 6. Provide building elevations with the following information:
  - a) Height of building (see the Zoning Ordinance for definition of building height) above finished floor/natural grade.
  - b) Label colors of all exterior materials (matching those approved at Development Review Board).
- 7. Provide landscaping and irrigation plans with the following information:
  - a) Plant palette (type, size, quantity)
  - b) Provide catalog cut sheets of all on-site lighting fixtures in common areas.
- 8. Provide adjacent curb elevations on Hayden Road.

#### FINAL PLANS ORDINANCE REQUIREMENTS

#### **SCREENING:**

- 1. The height of the parapet or other screening device shall be (equal to or higher/minimum 1 foot higher) than the height of the air conditioning unit or other mechanical appurtenances.
- 2. All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.
- 3. Parking lot to be screened from *Hayden Road* (by a 3 foot wall, berming, and/or landscaping).

#### **LANDSCAPING:**

- A minimum of 1/3 of the required landscaped area for the parking lot for more than 20 cars shall be in planting areas distributed throughout the lot rather than on the perimeter.
   Planting areas shall have a minimum width of 7 feet and a minimum area of 120-square feet per the Zoning Ordinance.
- 2. All plant materials shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
- 3. Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with the City Code to the Water Conservation Office.
- 4. Provide 6-inch vertical concrete curb between any driveways or parking areas and landscape areas.

#### **GRADING:**

 Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.

#### **OTHER:**

- 1. Comply with conditions of case No.: 26-ZN-1974, 51-ZN-1979 and 63-DR-1979
- 2. Provide 4% of required parking as handicap parking spaces (1 minimum). A minimum of 1 space is required to be van accessible per the Zoning Ordinance.
- 3. Provide one bicycle parking space per each 10 required vehicle parking spaces per the Zoning Ordinance.

### **Construction Document Submittal Requirements**

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal. **Incomplete submittals will not be accepted.** 

Civil plans and building plans must be submitted at the same time in separate packages.

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

#### The cover sheet must contain the following information:

- 1. County Assessor parcel number of property on which improvements are being proposed.
- 2. Full street address assigned by the City of Scottsdale Records Department
- 3. Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
- 4. Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's <u>DESIGN STANDARDS AND POLICIES MANUAL</u>. You may access the manual online at <a href="http://www.scottsdaleaz.gov/dspm">http://www.scottsdaleaz.gov/dspm</a> - or call the One Stop Shop at 480-312-2500.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:

#### **Architectural Plan Submittal Requirements**

Each item on listed checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

#### BUILDING

The following items are the minimum requirements <u>necessary</u> to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

- 1. Provide two (2) sets of the following minimum 1/8" scale or larger so plans are legible when reduced. (Sets must **include a complete set of civil plans and landscape plans- for reference only):** 
  - a. Site Plan
  - b. Project Data
  - c. Elevations
  - d. Floor Plans
  - e. Foundation Plans
  - f. Building Sections
  - g. Wall Sections

- h. Architectural Details
- i. Electrical Plans and Details
- j. Structural Plans and Details
- k. Mechanical Plans and Details
- I. Schedules
- 2. One (1) copy of structural, electrical, and water calculations (may be on drawings)
- 3. One (1) copy of soils report to accompany building plans.

#### **PLANNING**

Provide one (1) complete set of building plans (1a through 1m), set shall include a complete set of civil plans and landscape plans- for reference only, and the following items:

- 1. a. Open Space Plan
- d. Parking Analysis
- b. Floor Plan Worksheet
- e. Photometric Plan

c. Site Details

- f. Exterior Lighting Cutsheets
- 2. Provide two (2) additional sheets of the following:
  - a. Site Plan
  - b. Building Elevation(s)

Copy of Certificate of No Effect for Archaeological Resources signed by the City Archaeologist
Copy of Certificate of Approval for Archaeological Resources signed by the City Archaeologist
"Purchase Agreement In-Lieu Parking Credits" original, signed by applicant.

### **FIRE**

Provide one (1) c	complete set	of building	plans (1	a through	1m), c	and one	(1)	grading	and
drainage plan- fo	or reference o	only.							

three (3) sets of plans, calculations and cut sheets for all extinguishing and detection, which include the following, but are not limited to:
Fire sprinkler (wet) system
Foam system
Inert gaseous system
Kitchen hood extinguishing
Fire alarm and detection
Occupancy notification

#### **Civil Improvement Plan Submittal Requirements:**

Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

Required Plan Size: 24" X 36"

Minimum Horizontal Scale: 1" = 20'

Minimum Vertical Scale: 1" = 2'

#### **CIVIL**

The following items are the basic minimum requirements <u>necessary</u> to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

- 1. A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."
- 2. Title Report and Letter of Update (not more than 60 days old)

3.	Provi	de the following:
	V	Two Copies of Completed 404 Certification Form
		Two Copies of the Notice of Intent (NOI)
	V	Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)

#### 4. IMPROVEMENT PLANS

Provide one	(1	) set	that	inc	ludes	the	following:	
-------------	----	-------	------	-----	-------	-----	------------	--

☑ Grading and Drainage Plan (Including water and sewer services)
□ Water Plans
□ Sewer Plans
▼ Paving Plans
□ Traffic Signal Plans
□ Striping & Signage Plans
$\square$ Structural Plans (including details & calculations)
☐ Final Plat (for reference only)
✓ ALTA Survey
☐ Map of Dedication

	ER'S ESTIMA Street impr	TES (for payment in-lie	_			
	sireei impr	ovements	☐ Signalization			
6. REFEREN	ICE DOCUM	<u>MENTS</u>				
Drainage		☐ Master**	<b>▼</b> Final			
Water		☐ Master**	☐ Basis Of Design **			
Sewer		☐ Master **	☐ Basis Of Design **			
Circulo	ation	☐ Master **	□ Final			
Signaliz	zation	☐ Master **	□ Final			
	eveloper sh		rts before submittal of Improvement Plans for Plan ovide a copy of the cover sheet with City Staff signatures			
7. OTHER						
	Geotechr	nical Report				
	Structural	Report				
V	The comp April 14, 2		rage Waiver Request Form (approved by City staff on			
~	Water an	d Sewer Needs Repor	t			
<u>PLANNIN</u>	G					
Provide or	ne (1) set of	the selected Improve	ement Plans (#5 above), and the following items:			
V	Landsco	ape & irrigation plans				
	Slope A	Slope Analysis				
	NAOS g	raphic & calculation	worksheet			
	Map of	Dedication for NAOS				
	Native p	olant program, or con	firmation of compliance			
	Fountaiı	n/Water feature detai	ils and elevations			

TO: DEVELOPMENT REVIEW BOARD DATE: May 8, 2003

**FROM:** CURRENT PLANNING SERVICES

**SUBJECT:** CASE 19-DR-2003

**REQUEST:** Approve site plan & elevations for wall architecture, landscaping,

and landscape lighting

**PROJECT NAME:** Parcel W @ Troon North

**LOCATION:** Troon North, 108th Place, west of Alma School Road

**DEVELOPER/OWNER:** PW Investments LLC

**ARCHITECT/DESIGNER:** Tornow Design Associates **ENGINEER:** Gilbertson Associates Inc

**APPLICANT/COORDINATOR**: Tornow Design Associates/Roger Tornow

7610 E Mcdonald Dr Ste E Scottsdale, AZ 85250

480-607-5090

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** Staff has mailed out development proposal postcards to properties within 300 feet of the subject site. Staff has received four phone calls from nearby residents requesting more information about the proposal at the time this report was written.

**REQUEST:** Receive Development Review Board approval for the landscape theme, low site walls, project name sign, street decorative pavers and low voltage landscape lighting.

**LOCATION & ZONING:** The subject site known as Troon Parcel "W", is located along the west side of 108<sup>th</sup> Place, west of Alma School Parkway directly north of the new Rocks at Reata Pass project. Located to the east is Troon North Parcel "J" phase II, an existing R-4 zoned subdivision. Located to the north and west is the Pinnacle Canyon Unit 2 Phase 2 subdivision which is currently under construction.

**HISTORY:** Property annexed in 1981. Rezoned to R1-18 HD/HC (Hillside Development/Hillside Conservation) in 1986. Rezoned to R1-18 HD/HC ESL (Hillside Development/Hillside Conservation Environmentally Sensitive Lands) in 1991. Development Review Board approved a 16 lot preliminary plat on this parcel on October 10, 2002.

**DISCUSSION:** This is a request for the approval of landscaping, a wall, decorative street pavers, entry sign and low voltage landscape lighting for a recently approved preliminary plat known as Troon North Parcel W. Although the majority of the subdivision will remain undisturbed, there are some areas where new landscaping will be introduced. These areas include the street frontage along 108<sup>th</sup> Place to the north and south of the entrance to the subdivision and in the cul-de-sac median at the end of the new internal street. The

street frontage along 108th Street currently has sparse vegetation and is disturbed in some areas due to past construction projects. The developer is proposing to restore this area with indigenous trees such as Blue Palo Verdes and Ironwoods. Whenever possible, the developer will utilize trees that currently exist on the site. Shrubs such as Brittle Bush and Creosote and cacti such as saguaros, ocotillo and barrel cactus are also being proposed. The full list of proposed species can be found in the applicant's narrative attached to this report.

A low meandering site wall is also proposed within a portion of the landscaped area along the 108th Street frontage north and south of the access road. The applicant proposes to construct a 2 to 4 foot tall and 1.5 to 3-foot wide dry-stack stone wall that will blend in with the granite boulders that currently exist on site. Existing boulders and vegetation will be incorporated into the design and alignment of the wall. The applicant would also like to present an alternative wall style to the Development Review Board should the dry stack stone wall be cost prohibitive. This alternative consists of a rustic stucco wall with stone accent. Samples of these wall styles can be seen in the attachments to this report.

Some other architectural components proposed with this project include decorative pavers, the project identification sign and low voltage landscape lighting. The decorative pavers are proposed at the entrance to the subdivision. These pre-case cobblestone unit pavers are proposed to be either Euro-cobble, "Cliffside Brown" in color, or exposed aggregate with large aggregate river stone integrated with colored concrete. Samples of these pavers can be seen in the attachments to this report. The project identification sign will be constructed of cast-in-place concrete tied into the proposed wall. Rusted metal lettering is proposed and the sign will be lit with low voltage light fixtures. Signs will require separate approvals and permits through the City of Scottsdale.

**RELATED CASES: 22-PP-2002** 

Keith Niederer Planner 480-312-7000

**ATTACHMENTS:** #1-Project Narrative/Samples

#2-Aerial

#2A- Close-up Aerial #3- Zoning Map #4-Context Photos

#5-Context Aerial Site Plan

#6-Site Plan

#7-Landscaping Plan

A-Stipulations

**B-Ordinance Requirements** 



Development Review Board Application Narrative for:

# Parcel Wat Troon North

Landscape & Site Architecture

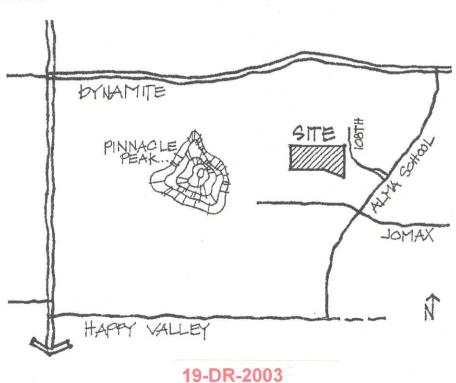
#### LOCATION.

The subject property is located in the southeast comer of the Troon North master planned community in north Scottsdale west of Alma School Parkway and south of Dynamite Boulevard. The  $\pm$  18 acre site was previously owned by the State of Arizona and master planned as a part of the Troon North [Pinnacle Peak Village North] master plan originally approved by the City in 1986. The Scottsdale Development Review Board recently approved the Preliminary Plat for the proposed 16-lot custom home subdivision.

Parcel W at Troon North is zoned R1-18 H.D. [Hillside Development] and H.C. [Hillside Conservation] under the Hillside Ordinance, the precursor to the Environmentally Sensitive Lands Ordinance.

#### LOCATION MAP.

[NTS]



Prepared for: Prepared by: PW Investments, LLC 3/17/2003

Tomow Design Associates, PC

#### **ENVIRONMENTAL CONDITIONS.**

#### Topography & Slope.

The topography for this parcel is gently undulating as the site falls from the south to the north at an average slope of 8-10 %. The site is bisected by small washes that flow through the property in northerly and easterly directions.

The most significant topographic feature of the site is two small hillside landform areas located in the southeast and southwest quadrants of the property. These areas are comprised of steeper topography [+25%] and larger rock features.

#### Hillside Conservation.

Parcel W at Troon North was a part of a larger master plan approved under the Hillside Ordinance. Pursuant to the Hillside Ordinance and Troon North zoning stipulations, the exact alignment of the No Development / Hillside Conservation [H.C.] line was determined based on actual site features such as land slopes and rock features and verified by in-field walks with City planning staff.

The approved H.C. areas were analyzed by a geologist and delineated in-field with the assistance of the City staff and are reflected on the preliminary plat site plan. During the Preliminary Plat approval process, the No Development / H.C. line was approved by the Development Review Board in late 2002.

#### N.A.O.S./Slope Analysis.

Gilbertson Associates, Inc. has prepared a slope analysis of the site utilizing recent digital topographic mapping. Based on the requirements of the Hillside Ordinance, approximately 4.3 acres of N.A.O.S. are required on the portion of the site zoned R1-18 H.D.

#### Vegetation/Site Features.

The site is typical of the upper Sonoran desert areas of the north valley. The site features a mix of desert trees, shrubs, ground covers and cactus and is predominately undisturbed. The primary tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaros, ocotillos, barrel cactus, yuccas and cholla are found on the site also.

Additionally, numerous granitic boulder outcrops are present throughout the site. The larger boulder features have been inventoried through the use of digital aerial photography and confirmed during various site walks with the planning team and the City staff.

#### DEVELOPMENT REVIEW BOARD REQUEST.

Request. This request is to seek approval of the proposed landscape and site architectural components for the project. This proposal features a low site walls, project identification sign and desert landscape improvements described below.

<u>Landscape Concept</u>. Due to the relatively small size of the project and the fact that a majority of the site will remain undisturbed, the landscape component of the project is focused on three general areas: the

street frontage and entrance to the subdivision at 108th Place, the cul-de-sac median island and at the "elbow" created by the internal street.

The street frontage along 108th Place is sparsely vegetated and / or disturbed natural area. The landscape areas along 108th Place have been disturbed by off-road vehicles and area construction activities. The developer proposes to restore this area with indigenous trees, shrubs and cactus to provide continuity along the street. Additionally, granite boulders and subtle berming / mounding will be introduced to complement the surrounding boulder outcrops and undulating site [see concept plans submitted with this application]. On-site decomposed granite will be utilized as primary ground topping to complete the restoration. Other landscape areas present on the project include the cul-de-sac median island and the intersection created at the "elbow" of the internal street [see plans].

Similar techniques will be utilized to create interest at the cul-de-sac median island and the "elbow" of the internal street. Landscape easements may be provided to accommodate the proposed landscape improvements, site walls, project identification signs, irrigation and low-voltage lighting, etc.

<u>Plant Palette</u>. The landscape concept for the Parcel W at Troon North development relies on using the natural plant palette of the area, including:

-Palo Verde	-Creosote	-Jojoba
-Mesquite	-Bur-sage	-Turpentine Bush
-Ironwood	-Yucca	-Prickly Pear Cactus
-Saguaro	-Cholla	-Brittle Bush
-Ocotillo	-Chuparosa	-Fairy Duster
-Barrel Cactus	-Goldeneye	-Desert Marigold
-Penstemon	-California Poppy	-Globemallow

Other Landscape Areas. Other minor landscape components include the restoration of non-NAOS areas and the revegetation of NAOS areas disturbed during construction of utilities and the internal roadway. The developer may utilize hydro-seeding to restore non-NAOS areas as determined with post-construction, infield review. A Staff Approval request for the NAOS revegetation program was recently approved by Project Review Staff [07-SA-03] for the proposed revegetated NAOS areas as a component of the engineering improvement plans.

Site Wall. A low, meandering site wall is proposed in the landscape tract adjacent to 108th Place to create a sense of arrival for the project. The wall is proposed to undulate horizontally and vertically with the topography and vegetation [existing and proposed]. The concept for the wall is to utilize a dry-stack stone material to create a rustic-looking wall that blends with granite boulders present on the site. Granite boulders and vegetation will be integrated into the design and alignment of the wall. The wall will be approximately 18-36" wide and vary in height from two to four feet. The wall may be used in other locations on the project to provide interest at unique vantage points [i.e.: the cul-de-sac, the "elbow" in the road, etc.].

The proposed wall will be utilized, where possible, to screen controllers and other utility boxes in other locations. If the dry stack stone wall is determined to be cost prohibitive, an option to construct the wall using rustic stucco with manufactured stone is also indicated on the plans. The rustic stucco would consist of a three-coat stucco technique that would utilize integral color and hand mixing local granite material from the site into the final coat for a rustic appearance.

<u>Project Identification Sign</u>. The project identification sign will be constructed of cast-in-place concrete and tied into the proposed stone site wall similar to other signs constructed in Troon North [i.e.: Talus]. The sign will feature rusted metal lettering and be subtly lighted with low-voltage lighting [see below].

<u>Traffic Control Signs</u>. The applicant proposes to use rusted metal post [option: painted to look like rusted metal] with standard City traffic control sign plates. Additionally, the developer would propose to paint the backside of the signs a complementary dark brown color to reduce the reflectivity of traditional traffic control signs.

<u>Decorative Pavement</u>. The applicant proposes the use of tumbled, pre-cast cobblestone unit pavers at the entrance to the neighborhood. Colors will selected from the manufactures "Desert Blend" palette used in numerous locations in north Scottsdale including Whisper Rock, Merit Crossing and the Promenade developments. Another consideration for decorative paving includes the use of exposed aggregate with large aggregate river stone integrated with colored concrete [see below]. This decorative paving may be considered as an option within the cul-de-sac bubble.

<u>Concrete</u>. Where practical to implement, integral color mix will be provided on most concrete items on the project including headwalls, curbing, project identification sign, etc. Davis color "Cliffside Brown" has been used in Troon North in other locations and will be utilized here.

Landscape Lighting. Low-voltage landscape lighting will be used to highlight some of the features proposed in this application including specimen trees, cactus and site architectural components [site wall and project identification sign]. Low-voltage lighting subtly illuminates desired site features with minimal light spillage and visibility to off-site areas. Bronze or copper light fixtures will include down-lights [vine lights] and low watt up-lighting. Up-lighting will be screened with plant material, fixture shields and/or below grade light guards. Fixture cut sheets are included on the conceptual plans submitted with this application.

<u>Site Amenities</u>. Due to the relatively small size of the project, Parcel W will not have an improved common area amenity [pocket park, pool, etc.].

The site plan has been designed to provide maximum protection of the hillside slopes, small washes and numerous boulder outcrops on the site. The most prevalent site amenity will be the preserved natural features of the site and the significant distant views of north Scottsdale.

No common mailbox element is required. Therefore, individual mailboxes will be designed and constructed with each home.



Submitted 03/17/03

<u>Native Plant Inventory</u>. This project is being developed as a custom home neighborhood with improvement envelopes. A native plant inventory will be prepared on a lot-by-lot case based on specific architectural site design. A native plant inventory for the areas disturbed during the implementation of backbone infrastructure has been submitted with the final plat and engineering improvement plans for the subdivision.

Troon North Master Environmental Design Concept Plan [MEDCP]. A MEDCP for the Troon North community was prepared by A. Wayne Smith and Associates in 1987. The document addresses many of the community design concepts for landscape and site architectural elements. Where appropriate, these design concepts have been utilized in the design of this project. All proposed elements are consistent with the Troon North MEDCP.

<u>Irrigation</u>. The approved revegetation program indicated two preferred techniques for landscape irrigation.

- 1. Automatic Underground System. Adjacent to the streetscape and project entry at 108th Place, the landscape area at the "elbow" of the internal street and the cul-de-sac island, the applicant envisions the installation of salvaged and container grown plant materials. In these areas, a "traditional" underground irrigation system will be installed to water plants. Native plants [trees and shrubs] will be watered until established as outlined below:
  - Trees ...... Three Years [approximately]
  - Shrubs / Ground Covers ......One Year [approximately]

The irrigation controller for project will be set-up with multiple stations that can be coordinated with correct program for each plant type.

2. Hand Watering Program. Some minor non-NAOS areas disturbed during construction may be too small or too remote to provide a cost-effective underground irrigation system. If the developer chooses to restore these areas, the optional restoration program will feature hydro-seeded plants [see seed mix indicated on plans], transplanted native cactus [if available on-site] and boulders salvaged from the site. In these areas, the hydro-seed revegetation will be manually watered with the use of a water truck until plants are established or germinate per the following schedule:

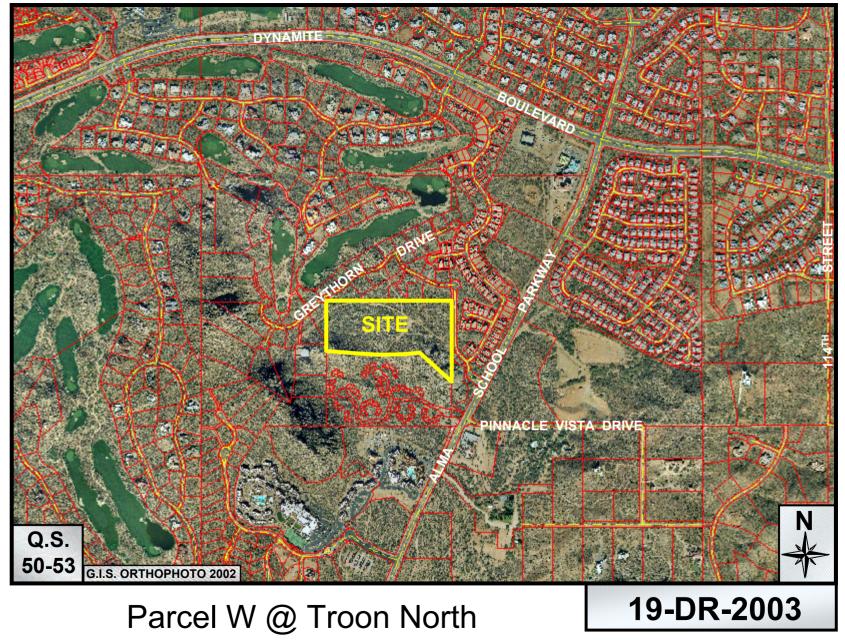
Hydro-seed revegetation areas will be hand-watered per the following schedule:

- May through August ......1 time per week [approximately]

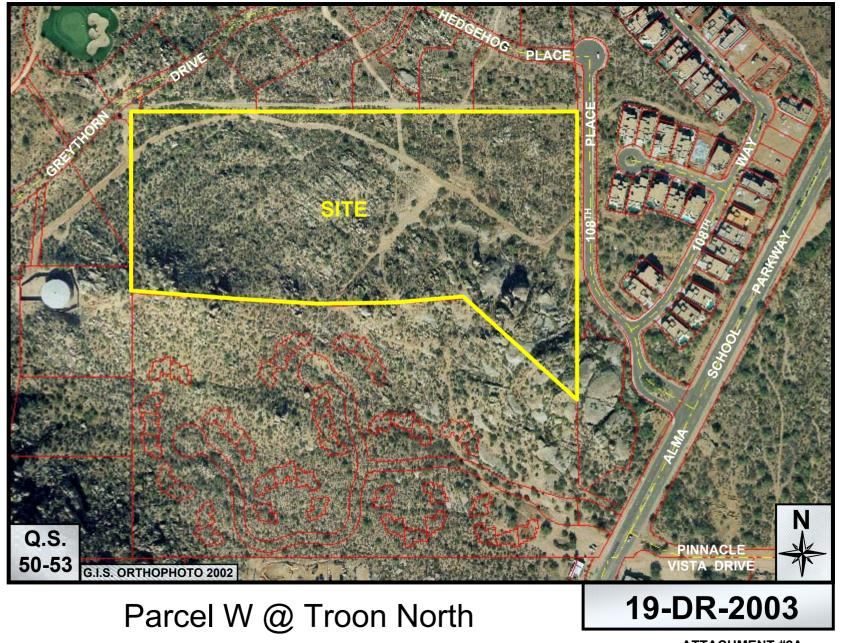
Hand watering will be performed for a minimum of six months or until hydro-seed mix is established.

Turf. No turf areas are proposed.

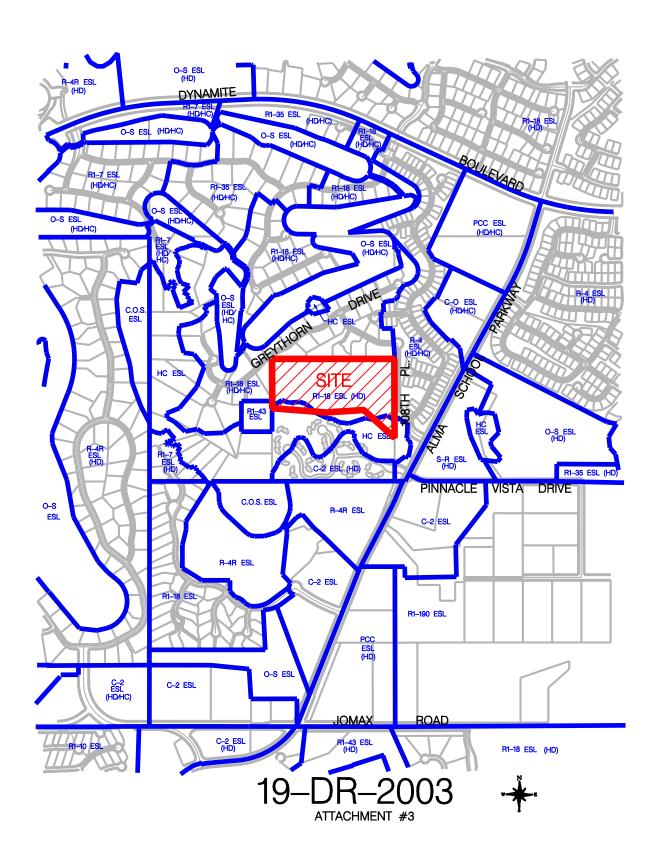




**ATTACHMENT #2** 



**ATTACHMENT #2A** 



## 19-DR-2003 Parcel W @ Troon North

Attachment #4. Context Photos

This attachment is on file at the City of Scottsdale Current Planning office, 7447 E Indian School Road, Suite 105.



A S S O C I A T E S Inc.

Consulting civil engineers & land surveyer

ATT New York True. Inc.

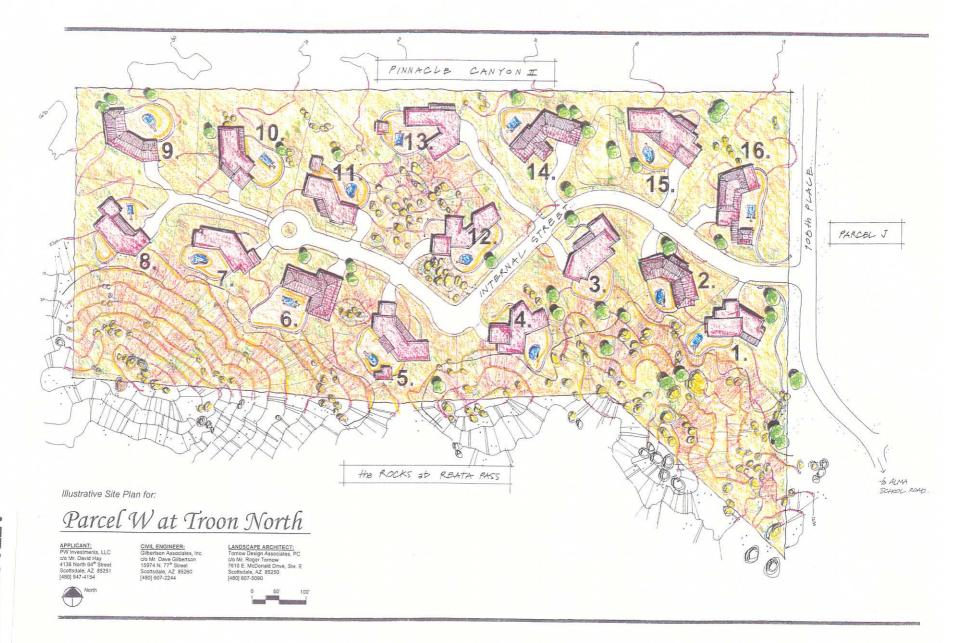
CONTEXT ARRAL\_STITE PLAN

PARCEL W
AT

TROON NORTH

Designed by Sid Data 4837 31, 2002

19-DR-2003

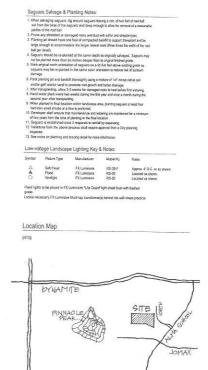


# Landscape Improvement Plans for: PARCEL W AT TROON NORTH

4 Landscape Plan - 10th S 5 Landscape Details	test	
General Information I	Notes:	
1. Prior to the commencement	it of any work, the contractor shall call "Blue Stake"	-
to confirm, in advance, the	location of any existing underground utilities. The or any and sit diamage to existing college as a result	
2. All Natural Area Open Space	e (MAOS) is to be maintained in an undesturbed, natural	
condition. The contractor	is responsible for any and all demans to these sense.	
reducting from this work. T	he contractor is responsible for any city fines or	
All construction to conform	tion or damage to these areas. to these plans, specifications and notes unless	
otherwise noted. Any char	nges to these plans, specifications and notes shall be	
	e Job site prior to construction to become terrallar	
<ol><li>It is the contractor's respon</li></ol>	schildy to verify all proposed grades, sievations.	
immediately notify the Land	if any existing site features. Contractor shall acape Architect of any discrepancies between proposed.	
Summer out set offer	half Engineering plane unless otherwise noted. sidewalk locations have been provided by the Chill	
	ob site on a regular basis. Contractor shall dispose n appropriate manner.	
<ol> <li>All signs require separate as</li> </ol>	ornyal.	
structs	om walk or curb for approximately S-0" edjacent to all	
10. No landscape lighting is pri	oposed with this submittel.	
Landscape Notes:		
Complete all finish grading,     infection treatming, 85 feet	berming and drainage features prior to plenting or hed grading reflected on these plans shall be approved by	
the Landscape Architect pre	or to planting or impation trenching	
<ol><li>Contractor shall schedule at</li></ol>	inspection of the impation system prior to back-librar	
Landscape Architect or irriga	48-hour notice is required for field inspection by the tion declarate	
3. Plants may not be installed ;	ptor the irrigation system being approved and in full	
working condition.	by the tandscape archited at the job-sile prior to	
installation. A minimum of 4	by the landscape arthrida at the young prior to 8-hour notice is required for field inspection by the	
Landscape Anthlest		
<ol><li>Contractor shall stake the lo- placement for approval of the</li></ol>	cation of all boulders shown on the plan prior to	
6. Contractor shall stake the lay	ration of all plant majoral for more and purpose of all the	
Landscape Architect prior to	parting. The Landscore Arthlant may make many	
tripinum of 48-boys notice b	offices prior to Installation. Contractor shall provide a or inspection of Seid staking by the Landscape Architect.	
<ol><li>Plant pits shall be back-fided</li></ol>	with approved native soll from the site.	
8. Decomposed Granda:		
on site granite to restore the	reas to be covered with 2" minimum thickness of local,	
<ul> <li>All enhanced landscape are</li> </ul>	as to be covered with 2" mannum thickness of 1/2" minus	
Desert Gold decomposed one	Ye.	
<ol> <li>Contractor shall remove nurs to poune clant meteroil if if ex</li> </ol>	wy staking and tacing after plant restallation. Contractor cled by the Landscape Architect after installation.	
10. Plant all trees a trinimum of	eight first behind any sidewalk, path, trail or curb	
<ol> <li>All planting shall be in a hea</li> </ol>	Bit's condition at the one-warrantee work through	
period of 90 calendar days. A	intain the job-site and warrantee all plant material for a 4 the end of the 90-day warrantee period, the contractor,	
al no cost to the owner, shall	replace any plants determined to be dead whose entire	
non-performing within 30 days		
<ol> <li>Fersitzer requirements</li> <li>Agnform 21 gram skow-relat</li> </ol>	and total and the Authorities	
- 1 tab per 1 gallon plant	the winds to the probability	
- 2 tab per 5 gallon plant		
- 3 tab per 15 gafon plant - 4 tab per 24" box ptant		
- 5 tab per +24" box plant		
b) For all musery-grown trees,	apply a solution of root stimutant (Super Tholes or	
equivalent) with a solution of the manufecture's recommendator	iquid chelated-iron (Ortho Greeno) or econoleed per the	
rrigation Notes:		
All NAOS mive getation areas will	be impaled with a temporary system per the following:	
contractor or owner's contract	raised revegenation errors shall be hand-watered by the of all nacetality to insure permission of seed min within	
six months. All small revegate	Don areas with container grown or salvaged plant metacuts.	
must be watered by the owner - Native shrubs: One year or ur		
- Native trees. Three years or	urd established	
Enhanced Areas, All enhance	d landscape areas shall be impaired with a permanent he attached plans (if provided). Intigation shall be	

Landscape & Imigation Plans Index:

Common Name	Botanical Name	Lbs/Ac
Turpentine Bush	Ericamena tarioflosa Simmondosia chinerasa	5.0
Jojoba Cel-dan Acaca	Simmondosia chinensis	2.0
Pink Fairy Duster	Ačacia greggi Caliandra eriophylium	20
Desert Marigold	Balleya mutiradiata	30
Euprine Bursage	Lupinus densifona.	2.0
Notes	Ambrosia detoidea	3.0
<ul> <li>Cover all areas the soll with a merimum.</li> <li>Broadcast seed in all areas are evenly.</li> <li>Mechanicsty grad.</li> </ul>	mean to be specied to a minimum depth of four of the excessive amounts of hard grants, of this inches of toposic aller application, is at the infers described above in a uniform or covered. Micharhead in that or traditioning or main all sceded area after road is undown by large box materials are julicial or before. Id.	abothe or highly alliatine  stannor ensuring that of seed mix is acceptable to remind. Polymer
Revegetation areas prickly pear, barrel, avoilability.	to be supplemented with small cacus saling staghorn choils, hedgelog and Ohristmas ch	and from the site including old. Subject to
Existing Veget	ation - Locations Are Approxima	te.
	NI Palo Verde	
Sagu Boulder Notes:		
<ol> <li>Contractor shall st placement for acc</li> </ol>	surface-solect grante boulders. Take the location of all boulders shown on the introll of the Landscape Architect. LEL teranges, the note to be researed in one bou	
6. Landscape Archine ensure ideal visus  Plant Summary	d appearance.	NO PARTY E
6. Landscape Archite ensure ideal ways	Trees - Blue Pato verse	- Foodal Palo Verde
6. Landscape Archite ensure ideal ways	Trees	
6. Landscape Archite ensure ideal wasc	Trees Blue Pata Vende	- Foodal Palo Verde
6. Landscape Archite ensure ideal vauc	Trees - Bas Patr Verde - Increased - Ocobillo	- Foodal Palo Verde
6. Landscape Archite ensure ideal ways	Trees - Blue Pala Verone - Innerescel - Coolillo Saguaro Large Shrub - Chrososte	- Footal Palo Verde - Mesquals (palvaged, not numery grow
6. Landscape Archite ensure ideal wasc	Trees - Bus Pala Veros - Insured Ocotillo Saguaro Large Shrub - Cressule - Jopeta	- Foodsil Pulo Vende - Mercycle (publicayed, not nursery grow - Gast Burseye - Chipatopa
6. Landscape Archite ensure ideal wasc	Trees - Berjan Verde - Innewed	- Footal Pab Vende - Micropale (salvaged, not remany grow - Micropale (salvaged, not remany grow - Clast Bursage - Objections
6. Landscape Archite ensure ideal wasc	Trees - Bus Pala Veros - Innesod Ocotillo Saguaro Large Shrub - Oreosule - Jopala Small Ground Cover - Bursage	- Foods Pulo Vende - Mercycle (balloged, not nursery grow - Mercycle (balloged, not nursery grow - Grant Bursege - Chapterosa - Marcasa Roservaciós - Marcasa Roservaciós - Marcasa Roservaciós
6. Landscape Archite ensure ideal visuo	Trees - Berjan Verde - Innewed	- Footal Pab Vende - Micropale (salvaged, not remany grow - Micropale (salvaged, not remany grow - Clast Bursage - Objections
+ Handson Hand	Trees - Bur Palv Venera - Innewada - Coolillo Saguaro Large Shrub - Processer - Small Ground Cover - Burgeron - Turperson Bash	-Foodbal Palls Verside - Microspale (salveged, and numery grow - Microspale (salveged, and numery grow - Grant Burnange - Origination - Origination - Microspale
6. Landscape Archite ensure ideal wasc	Trees - Bur Palo Vence - Inneced Coolillo Saguaro Large Shrub - Inneced Shrub - Palo Palo Shrub - Palo Shru	- Footal Pals Veste - Micropula (palvaged, not numery grow - Micropula (palvaged, not numery grow - Calest Bursaye - Chapterose - Micropulation - Micropulatio
# Lindings Arbitish   ## Plant Summan   ## ## ## ## ## ## ## ## ## ## ## ## #	Trees  - Berinder  - Cooling Saguaro  Large Shrub  - Creade  - Small Ground Cover  - Berinder  - Berinder  - Berinder  - Berinder  - Person Berinder  - Coolor Accents	-Foodbal Palls Verside - Microspale (salveged, and numery grow - Microspale (salveged, and numery grow - Grant Burnange - Ongstross - Microspale - Microspale - Microspale - Microspale - Microspale - Microspale - Microsp
# Lindscape Arbitral Francisco Company  # The Compa	Trees - Berjan Veron - Innexed Control - Condillo Saguaro  Large Shrub - Creade - Speka Small Ground Cover - Burden - Berjan - Berjan - Person - Person - Person - Person - Person	- Fourth Pala Vends - Monayal Pala Vends - Monayal Sahinged, and rursery grow - Grait Burseyal - Chapterosa - Polymora - Manazan Honoyasade - Monazan Honoyasade - Monazan Honoyasade - Manazan Honoyasade - Manazan Honoyas



HAPPY VALLEY RD.





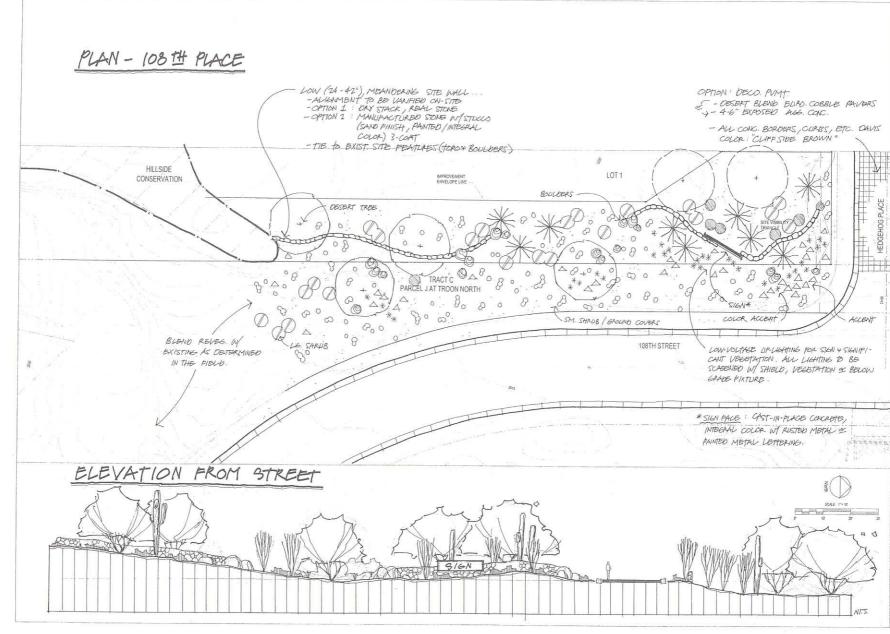


LANDSCAPE REVEGETATION PLANS FOR:
PARCEL W AT TROON NORTH





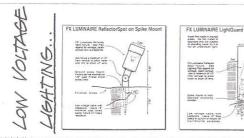
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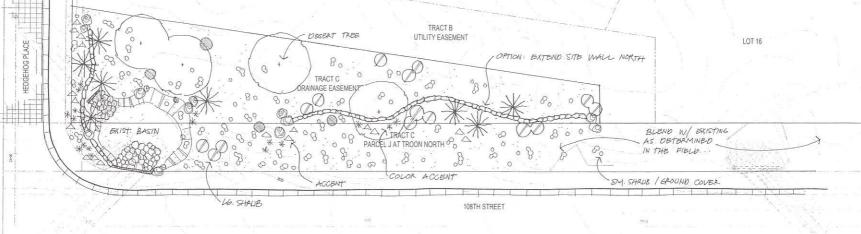
LANDSCAPE REVEGETATION PLANS FOR: PARCEL W AT TROON NORTH



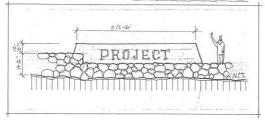
4







### PROVECT SIGN CONCEPT ...



SIGN to BE CONSTRUCTED OF CAST-IN-PLACE CONCRETE, INTERPAL COLOR (DAVIS: "CUPESIDE BROWN") W/ RUSTED METAL (OF PAINTED) LETTERS. SIGN TO BE INTERPATED W/ SITE WALL.

# PARCEL W @ TROON NORTH 108TH. PLACE, WEST OF ALMA SCHOOL RD. SCOTTSDALE, AZ.

#### FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

⊠ 1.	PREMISES INDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.	⊠ 11.	BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE
<b>⊠ 2</b> .	FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY		REVISED CODE.
	ORDINANCE & UFC AT THE FOLLOWING LOCATIONS.	⊠ 12.	PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY
	THE STREETS AND PRIVATE DRIVEWAYS SHALL CONFORM TO THE FIRE DEPT. GUIDE	<b>□</b> 40	DURING CONSTRUCTION.
	LINES FOR EMERGENCY VEHICLE ACCESS.	⊠ 13.	NUMBER OF FIRE HYDRANTS REQUIRED, TWO. DEVELOPER SHALL HAVE THE REQUIRED
	IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS. (PER C.O.S. 91-3)		HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OFATGPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
☐ 4.	SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.	□ 14.	PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S)
⊠ 5.	PROVIDE A KNOX ACCESS SYSTEM:  A. KNOX BOX B. PADLOCK	☐ 15.	EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE UFC. SEE SHEETS
	<ul><li>☑ C. KNOX OVERRIDE &amp; STROBE SWITCH FOR AUTOMATIC GATES.</li></ul>	<b>□</b> 16.	SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES,
☐ 6.	SUBMIT PLANS FOR AN OCCUPANT NOTIFICATION SYSTEM PER SCOTTSDALE REVISED CODES.		CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR
<b>□</b> 7.	SUBMIT PLANS FOR A CLASS <u>A</u> FIRE ALARM SYSTEM.		HANDLED REQUIRES THAT A COMPLETED HMMP BE PROVIDED WITH SUBMITTAL OF BUILDING PLANS.
□ 8.	PROVIDE INTERIOR NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED. (FOR OTHER THAN FULL NOTIFICATION SYSTEMS. SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)	⊠ 17.	FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
□ 9.	ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.	□ 18.	FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION.  MINIMUM SIZE 2-1/2 x 2-1/2 x(NSHT)  4' TO 8' BACK OF CURB; INDEP. WET LINE.
□ 10.	BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC	□ 4 <b>2</b>	WALL MOUNTED - 15' CLEAR OF OPENINGS.
	SAFETY RADIO AMPLIFICATION SYSTEM.	∐ 19.	THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS MAY BE REQUIRED.

19 DR 2003 DATE: 04-22-03

20.			SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (1996 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
		A.	MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (1996 EDITION)
		В.	MODIFIED NFPA 13-R SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS FOR UP TO SIX UNITS PER BUILDING FED FROM DOMESTIC SERVICE (1996 EDITION)
		C.	MODIFIED NFPA 13R SYSTEM (1996 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
		D.	NFPA (1996 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
		E.	FOR STORAGE 12' 0" & HIGHER SEE ARTICLE 81 OF THE 1997 UFC AND/OR APPROVED ALTERNATE METHODS; NFPA 231C, ESFR SPRINKLERS OR OTHER DOCUMENTED ENGINEERED METHODS.
		F.	SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
		G.	THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
100	⊠ YF4		ALL STREETS AND PRIVATE DRIVES THAT HAVE WASH CROSSINGS SHALL BE DESIGNED FOR A MIN

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

## STIPULATIONS FOR 19-DR-2003 PARCEL W @ TROON NORTH

BUILDING ELEVATIONS AND SITE PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD MUST BE BUILT PER THE APPROVED PLANS WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.

#### SITE AND BUILDING DESIGN:

- 1. Flagpoles, if provided, shall be one piece conical tapered.
- 2. The developer shall color all exposed headwalls, culverts, and other concrete drainage structures, to blend with the adjacent natural desert colors. The developer shall include color samples and method of color application with the Final plans submittal, to the satisfaction of Plan Review and Permit Services staff.
- 3. All rip-rap shall be indigenous stone, and shall be treated with a desert varnish (eonite or equal), to the satisfaction of City staff.
- 4. The proposed decorative pavers, to be installed in the roadway along Hedgehog Place shall not extend beyond the south property line of Parcel W, to the satisfaction of Plan Review and Permit Services staff.

#### ON-SITE LIGHTING:

- 1. The developer shall provide plans to the satisfaction of City staff indicating the location of all exterior on-site lighting and lighting fixtures (re: diffusing, standards, glare, height, etc...) at the time of final plans submittal, to the satisfaction of Final plans staff.
- 2. Exterior lighting fixtures shall be subject to staff approval. With the final plans submittal, the developer shall provide an additional sheet(s) showing cut sheets indicating wattage, method of shielding and fixture design, to the satisfaction of City staff.
- 3. No pole-mounted lighting shall be permitted.
- 4. No lighting shall be permitted in dedicated NAOS easements or natural watercourses with a 100-year peak flow rate estimated between 250 cfs and 749 cfs, to the satisfaction of City staff.

#### SIGNS:

1. Provide note on final documents: Signs require separate approvals and permits.

#### **WALL DESIGN:**

- 1. The perimeter wall and landscaping shall be required to be completed prior to the start of construction.
- 2. No chain link fencing shall be allowed.
- 3. Submit elevations and details of perimeter walls for staff/Development Review Board review and approval.
- 4. Perimeter walls with interior and exterior heights that differ more than 12 inches, as measured from natural grade, shall return to Plan Review and Permit Services for approval prior to any submittals of final plans.

#### **LANDSCAPING:**

- 1. With the Final plans submittal, the developer shall submit a detailed landscape plan, to the satisfaction of Plan Review and Permit Services staff, that clearly indicates the botanical name, common name, size and quantity of all proposed trees and shrub species on site.
- 2. With the final plans submittal, the developer shall submit a detailed landscape plan clearly defining those existing trees to remain or to be relocated and existing trees to be removed, to the satisfaction of Plan Review and Permit Services staff.
- 3. Trees shall be provided as noted on the landscape plan proposed at Development Review Board (15 gallon minimum, 10 trees minimum) of which 50% shall be mature as defined in Article III of the Zoning Ordinance or larger.
- 4. Provide low water consumptive plant materials.
- 5. Incorporate existing vegetation into the landscape design.
- 6. Provide only plant material indigenous to this site.
- 7. Non-indigenous plant materials, which have the potential to exceed 20 feet in height, are not to be introduced on site.
- 8. Areas without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
- 9. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from

- the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.
- 10. Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
- 11. Retention/detention basin depth shall be measured to top of existing grade. Maximum 3 feet water depth allowed. Greater depths shall require Plan Review and Permit Services staff approval.
- 12. Maximum 10:1 width to depth ratio with a 4:1 maximum slope for retention/detention basins. Depth ratios and slopes greater than this shall require Plan Review and Permit Services staff approval prior to final plan approval.
- 13. Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional Plan Review and Permit Services staff review and approval.
- 14. Provide 8% slope away from walk or curb for 5' 0" along all streets.
- 15. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce over spray, or provide design alternatives to achieve similar results to be approved by Plan Review and Permit Services staff.
- 16. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

#### **IRRIGATION:**

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.

#### NATURAL AREA OPEN SPACE (NAOS):

- 1. All areas between the street and the front of the lots shall be deducted from the NAOS calculations.
- 2. All areas calculated as undisturbed NAOS shall be left untouched, except that additional plant materials, indigenous to the site only, may be introduced to NAOS as approved by Plan Review and Permit Services staff.

## TRAFFIC STIPULATION REQUIREMENTS CIRCULATION AND REFUSE

#### INTERNAL CIRCULATION:

- 1. The developer shall design and construct the cul-de-sac with island to accommodate emergency and service vehicles with an outside turning radius of 45 feet and an inside turning radius of 25 feet.
- 2. All traffic stipulation requirements from Case No. 22-PP-2002 shall apply.

#### DRAINAGE AND FLOOD CONTROL

- 1. STORM WATER STORAGE REQUIREMENT. The engineered capacity of the stormwater storage basin located at the northwest corner of 108<sup>th</sup> Place and the street entrance shall not be reduced by proposed landscaping improvements.
- 2. DRAINAGE EASEMENT. The functionality of the existing drainage easement within Tract "C" shall not be compromised by the proposed landscaping improvements.
- 3. COMPLIANCE. All drainage and flood control stipulations from Case No. 22-PP-2002 shall apply.
- 4. INDEMNITY AGREEMENTS. If substantial landscaping is proposed within the utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

#### THE DEVELOPMENT REVIEW BOARD

Some Things You Should Know About the Development Review Board:

- \* Review of development proposal by the Development Review Board is the first step toward obtaining a building permit.
- \* Development Review Board approval expires ONE YEAR from the date of approval if a building permit has not been issued unless a different expiration date is made a condition of the approval.

#### **ORDINANCE REQUIREMENTS**

Some Things You Should Know About Ordinance Requirements:

- \* There maybe some Ordinance requirements that apply to your project that are not included here.
- \* City staff and the Development Review Board do not have the authority to "waive" Ordinance requirements.
- \* Any appeals must be made in writing to the CITY CLERK'S OFFICE.

#### **STIPULATIONS**

Stipulations are staff recommendations, which, after ratification by the Development Review Board, become development requirements.

#### FINAL PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:

a) Architectural Plans: 11" x 17" minimum, up to 30" x 42" maximum

b) Landscaping/Irrigation Plans: 24" x 36" c) Civil Plans: 24" x 36"

- 2. Provide intent as to maintenance responsibility of all landscape areas. Provide note on the landscape plans.
- 3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
- 4. Provide the necessary design documents and plans as established for the "Environmentally Sensitive Lands/Hillside Development District".
- 5. Provide a schedule indicating the timing on installation of all improvements required by planning.
- 6. Provide a contour map of the existing topography.
- 7. Provide a site plan with the following information:
  - a) Zoning of property, and adjacent properties.
  - b) Vicinity map.
  - c) Property lines and dimensions, street names, centerline of street.
  - d) All development on adjacent property within 50 feet of this project.
- 8. Provide building elevations with the following information:
  - a) Height of building (see Section 3.100 of the Zoning Ordinance for definition of building height) above finished floor/natural grade.
  - b) Label colors of all exterior materials (matching those approved at Development Review Board).
- 9. Provide landscaping and irrigation plans with the following information:
  - a) Plant palette (type, size, quantity)
  - b) Retention/detention basin slope
  - c) Perimeter wall elevations with the following information:
    - i) Height of perimeter wall above finished grade (both interior and exterior).
    - ii) Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
  - d) Provide catalog cut sheets of all on-site lighting fixtures in common areas.
- 10. Provide adjacent curb elevations on 108th Place.

- 11. Obtain a native plant permit for disturbance of any protected plants on the site by submitting the following:
  - a) Completed Native Plant Narrative & Application form
  - b) Three copies of the site plan indicating the location by tag number of each plant protected per the native plant ordinance.
  - c) Three copies of the numbered plant inventory corresponding to the tag numbers on the site plan, indicating the following:
    - i) plant type
    - ii) plant size in caliper inches
    - iii) plant condition
    - iv) whether the plant will remain in place, be relocated, or be destroyed
  - d) Location of plant nursery
  - e) Copy of vicinity map indicating the location of the project
  - f) Copy of Natural Area Open Space exhibit if applicable for the site
  - g) A copy of the 'Arizona Department of Agriculture Notice of Intent to Clear Land' form, issued through the State's Native Plant section at (602) 542-3292.
  - h) Letter of authorization from the property owner or authorized agent identifying the approved salvage contractor and verifying that all salvaged plants are to be incorporated in landscaping and used back on site.
  - i) Upon tagging the plants in accordance with Sec. 46-116 of the Scottsdale Revised Code, contact the City's Native Plant Program Coordinator at 480-312-7080 for inspection and permit approval.

#### FINAL PLANS ORDINANCE REQUIREMENTS

#### **SCREENING:**

- 1. The height of the parapet or other screening device shall be (equal to or higher/minimum 1 foot higher) than the height of the air conditioning unit or other mechanical appurtenances.
- 2. All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.

### **COLORS**:

1. Exterior materials and paint colors shall not exceed a value or chroma of 6 as indicated in the Munsell Book of Color per ESLO. The applicant shall resubmit a color palette to Project Coordination for final review and approval.

## **OPEN SPACE & NAOS:**

- Submit a detailed graphic and calculation worksheet indicating the required amounts of NAOS based on the Environmentally Sensitive Lands Ordinance, Open Space Requirements, of the Zoning Ordinance at the time of final plans submittal. If any of the designated NAOS areas will be disturbed by cuts and fills, drainage swales, or culverts, or other construction, submit a detailed graphic and calculation worksheet depicting areas within the NAOS which require revegetation due to construction disturbance.
- 2. With the final plans submittal, the developer shall submit a Map of Dedication for all NAOS dedications to the City.
- All areas calculated as NAOS shall be a minimum of 30 feet in width, except along roadsides where it may be reduced to 20 feet. Any alterations to this shall be approved by Project Coordination staff.
- 4. <u>FINAL PLANS SHALL NOT BE APPROVED</u> until a protection program indicating construction boundaries, and techniques used to insure that NAOS is not disturbed during construction, has been submitted and field approved by Plan Review and Permit Services staff.
- 5. All approved re-vegetation of natural area open space as provided in the Environmentally Sensitive Lands Ordinance shall be irrigated with a temporary system or approved watering program which shall be terminated after a period of three (3) years or until the plant material has become established in conformance with the Zoning Ordinance.

## **LANDSCAPING:**

1. All plant materials shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).

- 2. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code. The Native Plant Permit is a separate submittal and approval. (See attached specific submittal requirements). Contact the City's Native Plant Program Coordinator at 480-312-7080 to initiate the process. (For additional information visit the Native Plant website at http://www.ci.scottsdale.az.us/nativeplant).
- 3. Turf shall be limited to the maximum area specified in Sections 49-77 through 49-79 of the City Code and shall be shown on landscape plans submitted at the time of final plans.
- 4. If proposed, fountain\water features shall comply with the requirements of Sec. 49-80 of the City Code.
- 5. Provide 6-inch vertical concrete curb between any driveways or parking areas and landscape areas.

## **GRADING:**

- 1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.
- 2. Cuts and fills exceeding limits outlined in Sec. 204 of the Design Guidelines & Policies for Environmentally Sensitive Lands/Section 6.806 A.3 of the Hillside Ordinance shall require Development Review Board approval.

## OTHER:

1. Comply with conditions of case No.: 22-PP-2002

# **Construction Document Submittal Requirements**

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal. **Incomplete submittals will not be accepted.** 

Civil plans and building plans must be submitted at the same time in separate packages.

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

## The cover sheet must contain the following information:

- 1. County Assessor parcel number of property on which improvements are being proposed.
- 2. Full street address assigned by the City of Scottsdale Records Department
- 3. Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
- 4. Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's <u>DESIGN STANDARDS AND POLICIES MANUAL</u>. You may access the manual online at <a href="http://www.scottsdaleaz.gov/dspm">http://www.scottsdaleaz.gov/dspm</a> - or call the One Stop Shop at 480-312-2500.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:

1

## **Architectural Plan Submittal Requirements**

Each item on listed checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

### BUILDING

The following items are the minimum requirements <u>necessary</u> to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

- 1. Provide two (2) sets of the following minimum 1/8" scale or larger so plans are legible when reduced. (sets must **include a complete set of civil plans and landscape plans- for reference only**):
  - a. Site Plan
  - b. Project Data
  - c. Elevations
  - d. Floor Plans
  - e. Foundation Plans
  - f. Building Sections

g. Wall Sections

- h. Retaining Wall Details
- i. Electrical Plans and Details
- j. Structural Plans and Details
- k. Mechanical Plans and Details
- I. Schedules
- m. Architectural Details
- 2. One (1) copy of structural, electrical, and water calculations (may be on drawings)
- 3. One (1) copy of soils report to accompany building plans.

## **PLANNING**

Provide one (1) complete set of building plans (1a through 1m), set shall include a complete set of civil plans and landscape plans- for reference only, and the following items:

- 1. a. Open Space Plan
- d. Parking Analysis
- b. Floor Plan Worksheet
- e. Photometric Plan

c. Site Details

- f. Exterior Lighting Cutsheets
- 2. Provide two (2) additional sheets of the following:
  - a. Site Plan
  - b. Building Elevation(s)

Copy of Certificate of No Effect for Archaeological Resources signed by the City Archaeologist
Copy of Certificate of Approval for Archaeological Resources signed by the City Archaeologist
"Purchase Agreement In-Lieu Parking Credits" original, signed by applicant.

# <u>FIRE</u>

Provide one (1) c	complete set	of building	plans (1	a through	1m), c	and one	(1)	grading	and
drainage plan- fo	or reference o	only.							

Provide three (3) sets of plans, calculations and cut sheets for all extinguishing and detection systems, which include the following, but are not limited to:
$\square$ Fire sprinkler (wet) system
□ Foam system
Inert gaseous system
☐ Kitchen hood extinguishing
$\square$ Fire alarm and detection
Occupancy notification

## **Civil Improvement Plan Submittal Requirements:**

Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

Required Plan Size: 24" X 36"

Minimum Horizontal Scale: 1" = 20'

Minimum Vertical Scale: 1" = 2'

## **CIVIL**

The following items are the basic minimum requirements <u>necessary</u> to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

- 1. A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."
- 2. Title Report and Letter of Update (not more than 60 days old)

3.	Provide the following:
	☐ Two Copies of Completed 404 Certification Form
	■ Two Copies of the Notice of Intent (NOI)
	<ul> <li>Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)</li> </ul>
<u>4. IN</u>	MPROVEMENT PLANS
Pro	ovide one (1) set that includes the following:
	$\square$ Grading and Drainage Plan (Including water and sewer services)
	☐ Water Plans
	☐ Sewer Plans
	Paving Plans (including striping & signage)
	Traffic Signal Plans
	☐ Striping & Signage Plans
	Structural Plans (including details & calculations)
	☐ Final Plat (for reference only)
	□ ALTA Survey
	☐ Map of Dedication

5. EASEMEN	<u>TS/DEDICATIONS</u>	
	<u>R'S ESTIMATES</u> (for payment in-lie treet improvements	eu) Signalization
7. REFERENC	CE DOCUMENTS	
Drainag	e 🗖 Master**	□ Final
Water	☐ Master**	☐ Basis Of Design **
Sewer	☐ Master **	☐ Basis Of Design **
Circulati	ion   Master **	□ Final
Signaliza	ation Master **	□ Final
	veloper shall, as a minimum, pro	ts before submittal of Improvement Plans for Plan vide a copy of the cover sheet with City Staff signatures
8. OTHER		
_	Geotechnical Report	
	Structural Report	
	The completed Stormwater Stor	rage Waiver Request Form (must be signed by City
_	Staff)	
DI ANNUNIC		
Provide one		ment Plans (#5 above), and the following items:
	Landscape & irrigation plans	
	Slope Analysis	
	NAOS graphic & calculation v	vorksheet
	Map of Dedication for NAOS	
	Native plant program, or conf	irmation of compliance
	Fountain/Water feature detail	s and elevations

TO: DEVELOPMENT REVIEW BOARD DATE: May 8, 2003

**FROM:** CURRENT PLANNING SERVICES

**SUBJECT:** CASE 20-DR-2003

**REQUEST:** Approve site plan & elevations for an office condominium, 4 single-

story office building project

**PROJECT NAME:** Northsight/101 Corporate Offices

**LOCATION:** 14201 N 87th St

**DEVELOPER/OWNER:** William Nugent

ARCHITECT/DESIGNER: N/A

**ENGINEER:** Oneill Engineering

**APPLICANT/COORDINATOR**: Partch & Associates/Les Partch

3545 E Menlo Circ Mesa, AZ 85213 480-726-0595

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** There have been no comments from the public at the time of drafting this report.

**REQUEST:** The applicant requests site plan, landscape plan, and elevations approval for an office condominium project. The proposal includes four single story buildings consisting of approximately 6,300 sq. ft. each.

**LOCATION & ZONING:** The site is located in the Northsight area at the southwest corner of Raintree Drive and the 101 Loop. Specifically, it is at 14201 N. 87<sup>th</sup> Street between Raintree Drive and Northsight Blvd. Currently, the site is zoned Central Business District, Planned Community Development (C-2, PCD). The site is surrounded with a variety of built office uses zoned either I-1 PCD, C-2 PCD, or C-O PCD.

**CHARACTERISTICS**: The approximate 2.5-acre vacant parcel is relatively flat and contains a variety of natural vegetation.

**DISCUSSION:** Access to the site comes from a shared access drive located off of 87<sup>th</sup> Street at the northeast corner of the site and a drive along the internal access road at the midpoint of the western property line. Internally, the applicant has provided a north/south pedestrian spine to connect the buildings. Each end of the spine consists of a courtyard area including benches, bike racks, and landscaping. Pedestrian connections have also been made from the buildings to 87<sup>th</sup> St. and to the internal access road. Carports have been proposed along the eastern property line of the site. Staff has stipulated the design and colors of the carports to match the office buildings.

The applicant has incorporated a variety of materials and natural colors into the exterior skin of the building. Each building contains a gable roof front entryway emphasized with columns. The wall planes of the buildings have been broken up with intermitted columns. All columns are faced with split face stack bond C.M.U. block (Tierra Brown color) accented intermittently with regular C.M.U. block (Bone color). The base of the buildings consists of single score split face C.M.U. block (Bone color) while the top of the building is accented with a band of E.F.I.S. painted Oyster (light tan). The hip mansard roof provides a deep overhang for shade and uses Flat Brushed Chestnut Brown concrete roof tile emphasized with galvanized metal bands along the top and bottom painted Skull Cap (green). Doors and windows have been recessed and framed with aluminum frames painted Skull Cap (green) to match the roof accents. The glass is a partially reflective green/blue color.

The desert landscape palette contains Rosewood, Palo Brea, Desert Ironwood, Mountain Laurel, Southern Live Oak trees, plus a variety of native trees boxed on site. The applicant has also added a variety of native shrubs and groundcover.

Bill Verschuren
Senior Project Coordination Planner

480-312-7734

**ATTACHMENTS:** #1-Project Narrative

#2-Aerial

#3-Zoning Map #4-Context Photos

#5-Site Plan

#6-Landscaping Plan

#7-Elevations #8-Floor Plan

#9-Site Lighting Plan

A-Stipulations

**B-Ordinance Requirements** 

3545 East. Menlo Circle Mesa, Arizona 85213 480.726.0595 Fax: 480.855.1345

Project Narrative

Case #45-PA-2003

14201 N. 87th Street Northsight / 101 Corporate Offices

The attached request is for Development Review of a new Office Condominium project located at 14,201 N. 87th Street.

Proposed are four single story buildings consisting of approximately 6,348 S.F. each for a total of 25,392 S.F. The intent is that each building be sold as a condominium unit with the site as common ownership.

The site is approximately 2.3 Acres with the Pegasus facility located to the East, Markel Southwest along the South, and Desert Schools Federal Credit Union along the Southwest. Access is from a common 40' access easement and road adjoining the southwest property line, and a common access drive along the Northeast.

The architectural theme consists of three primary elements:

- 1) A continuous hip mansard type roof with a wide facia band. This provides a low profile building termination that is gradual, yet affords shade by its deep overhangs.
- 2) The stepped masonry piers provide transition from the ground to the soffit line. The stepping resembles buttresses giving support both horizontally and vertically to the glass walls, thus

20-DR-2003 3/17/2003

- providing visual stability to the building. The naturally colored rough face masonry contrasts with the reflective smooth glass beyond.
- 3) The glass walls extend from 3'-0" to 10'-0" high and are the dominant material continuing horizontally around the entire perimeter and interrupted only by the stepped masonry piers. A mullion is used at 8'-0" high that protrudes beyond the glass surface by 2". This mullion reinforces the horizontal band theme. The glass is a partially reflective green / blue color with green mullions to match facia.

A fourth element is introduced at the building entrance. The gable roof end is flanked by wider and deeper piers each side and provides a tall expanse of glass that is deeply shaded. The entrance is well defined, yet maintains continuity with the other building elements.

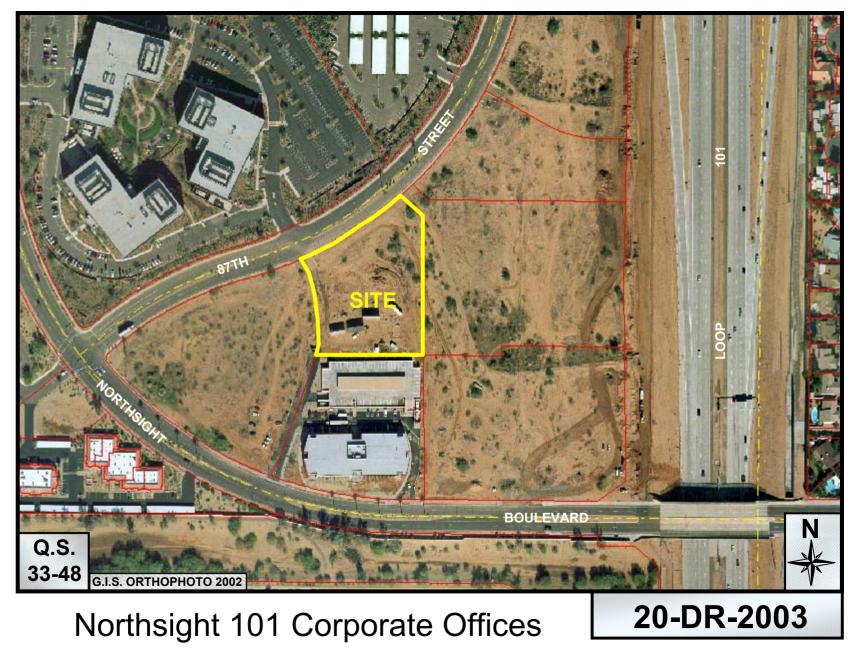
If you have any questions, please do not hesitate to call.

Sincerely

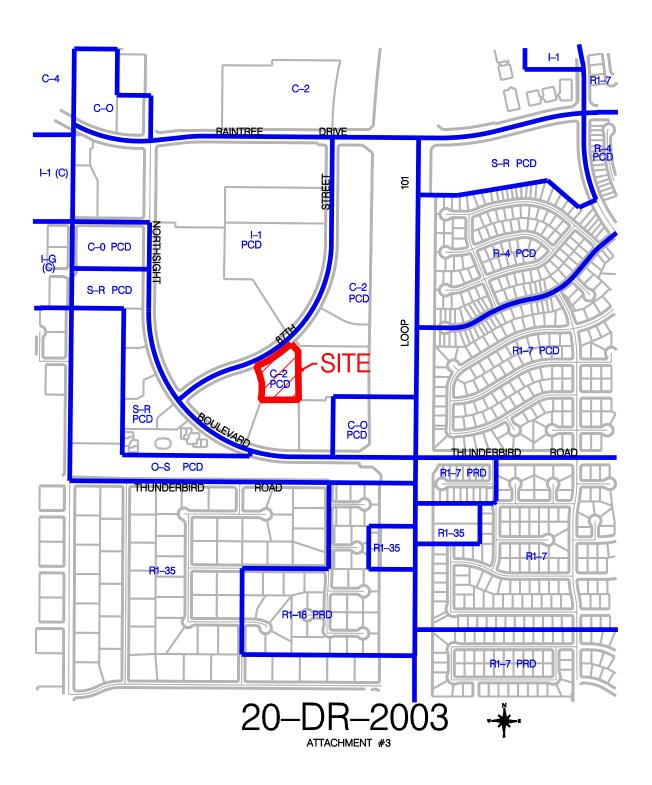
Leslev L. Partch



**ATTACHMENT #2** 



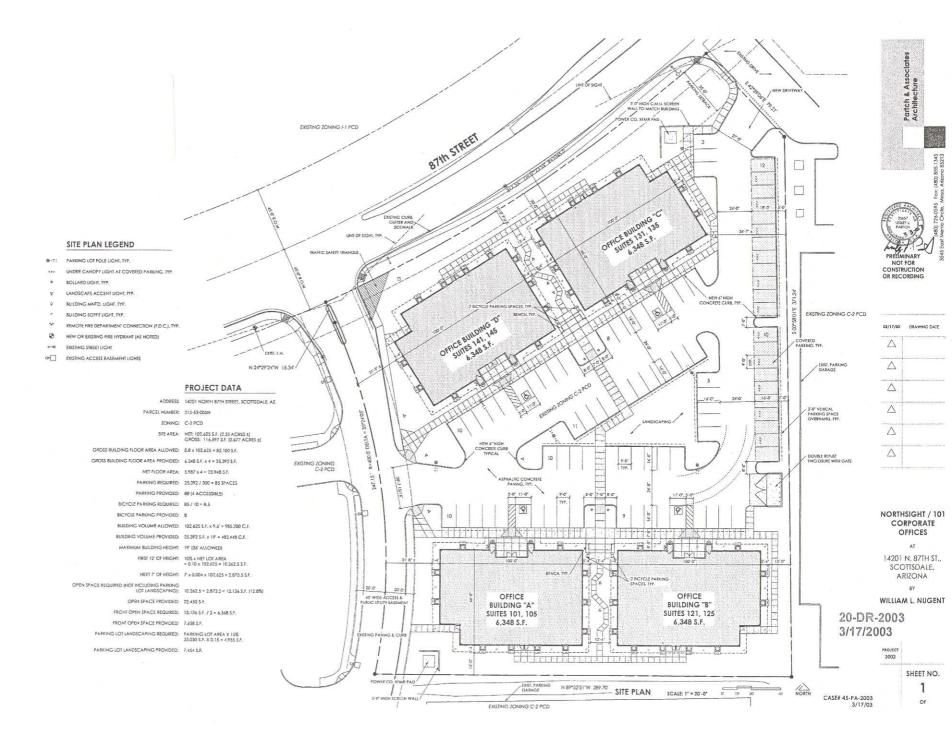
**ATTACHMENT #2A** 



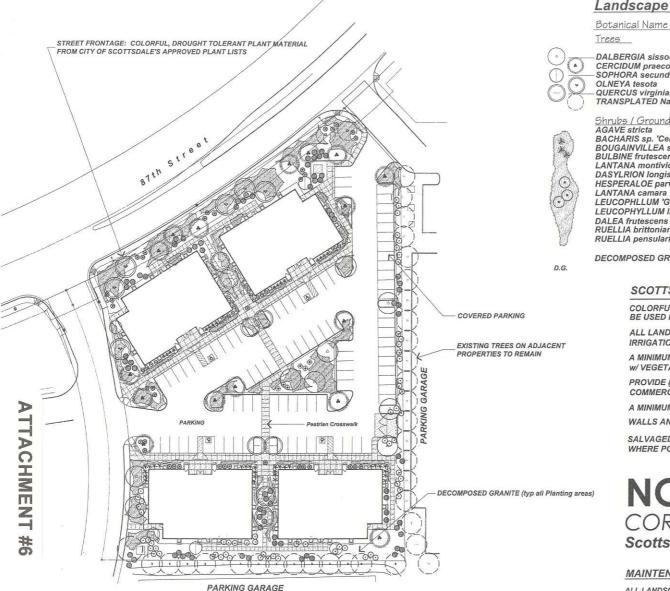
# 20-DR-2003 Northsight/101 Corporate Offices

Attachment #4. Context Photos

This attachment is on file at the City of Scottsdale Current Planning office, 7447 E Indian School Road, Suite 105.



**ATTACHMENT #5** 



CONCEPTUAL LANDSCAPE PLAN

#### PRELIMINARY LANDSCAPE DATA

LANDSCAPE AREA	SQ. FT.
RIGHT-OF-WAY	1,450
ON-SITE	21,000
PARKING AREA	7,600
TOTAL / Entire Site	30,050

## Landscape Plant Palette

	Trees				
	- DALBERGIA sissoo	Rosewood	24' Box	9	
3	CERCIDUM praecox	Palo Brea	24" Box	17	
de .	SOPHORA secundiflora	Mountain Laurel	24" Box	6	
1	OLNEYA tesota	Desert Ironwood	36" Box	6	
1	QUERCUS virginiana	Southern Live oak	24" Box	8	
)	TRANSPLATED Native Trees	Variety Varies	24" Box	To be D	etermined
	Shrubs / Groundcovers				
	AGAVE stricta	Twin Flowered Agave	5 Gal.	18	3' O.C.
	BACHARIS sp. 'Centennial'	Dwarf Coyote Bush	5 Gal.	34	7' O.C.
	BOUGAINVILLEA species	La Jolla Bougainvillea	1 Gal.	9	
	BULBINE frutescens	Bulbine	5 Gal.	27	4' O.C.
	LANTANA montividensis	Purple Lantana	5 Gal.	19	
	DASYLRION longissimum	Toothless Desert Spoon	5 Gal.	14	
	HESPERALOE parviflora	Red Yucca	5 Gal.	17	4' O.C.
	LANTANA camara	New Gold Lantana	5 Gal.	44	3' O.C.
	LEUCOPHLLUM 'Green Cloud'	Green Cloud Sage	5 Gal.	13	5' O.C.
	LEUCOPHYLLUM laevegatum	Chiuahuan Sage	5 Gal.	36	5' O.C.
	DALEA frutescens 'Sierra Negra'	Black Dalea	5 Gal.	23	5' O.C.
	RUELLIA brittoniana	Blue Ruellia	5 Gal.	19	4' O.C.
	RUELLIA pensularis	Baja Ruellia	5 Gal.	11	4' O.C.
	DECOMPOSED GRANITE	Desert Brown	1/2" -		

Botanical Name

#### SCOTTSDALE LANDSCAPE NOTES:

COLORFUL, DROUGHT-TOLERANT PLANT MATERIAL from DWR PLANT LIST TO BE USED IN ALL STREET FRONTAGES.

ALL LANDSCAPE AREAS TO BE WATERED WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM. PLANTING BEDS TO BE WATERED W/ DRIP IRRIGATION.

A MINIMUM OF 25% OF ALL FRONTAGE LANDSCAPED AREAS SHALL BE COVERED w/ VEGETATIVE OR ORGANIC GROUND COVER.

PROVIDE (1) TREE & (3) SHRUBS FOR EVERY 20 LINEAL FEET OF COMMERCIAL STREET FRONTAGE

A MINIMUM OF 50% OF THE REQUIRED TREES SHALL BE MATURE (24" BOX).

WALLS AND OR EARTH BERMS TO SCREEN PARKING MIN. 3' IN HEIGHT

SALVAGED TREES & CACTUS TO BE TRANSPLANTED BACK ONTO THE SITE WHERE POSSIBLE.

# **NORTHSIGHT 101**

CORPORATE OFFICE S

Scottsdale, Arizona

#### **MAINTENANCE NOTE**

ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION.
MAINTENANCE FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.



LAND GROUP

East Baseline Rd. #E222 Gilbert, AZ 85234 (480) 632-7051 Fax (480) 632-7215



Remarks



### BUILDING ELEVATION COLORS / MATERIALS:

8" v 4" v 14" PEGULARIC MULACCENT BAND: INTEGRAL COLOR BONE 30, 17.0 IBY SUPERLIFE

CONCRETE ROOF TILE: FLAT BRUSHED CHESTNUT BROWN (SKCB3613 (BY MONIERLIFETILE)

8" x 8" x 16" SINGLE SCORE SPLIT FACE C.M.U.: INTEGRAL COLOR BONE 30.17.0 (BY SUPERLITE) 8" x 4" x 16" AND 8" x 8" x 16" SPLIT FACE CUALL: INTEGRAL COLOR TIERRA BROWN 60.11(BY SUPERLITE) PAINTED E.F.I.S.: SAND FINISH WITH PAINT SP 511 OYSTER (BY DUNN-EDWARDS) PAINTED GALVANGED METAL: DE 3 128 SKULL CAP (BY DUNN-EDWARDS) GLASS: 1/4" SOLARCOOL AZURLITE GLASS WITH 2ND SURFACE COATING IBY PPG) ALLIMINUM FRAMES: POWDER COATED TO MATCH DE 3128 SKULL CAP (BY DUNN-EDWARDS)

PAINTED E.F.LS. PAINTED GALVANIZED METAL CONCRETE TILE ROOF, TYP. 1954" A.F.F. 8" x 4" x 16" REGULAR C.M.U. ACCENT BAND, TYP. 10'-0" A.F.F. 8'-0" A.F.F. 2'-8" A.F.F. 8" x 4" x 16" SPLIT " FACE C.M.U. OFFSET GLASS WITH BUTT VERTICAL JOINTS IN POWDER COATED ALUMINUM FRAMES, TYP. 8" x 8" x 16" SINGLE SCORE SPLIT FACE C.M.U., TYP, "RIGHT SIDE" ELEVATION SCALE: 1/8' = 1'-0"

8" x 4" x 16" REGULAR C.M.U, ACCENT BAND, TYP. 5" x 8" x 16" AND 8" x 4" x 16" STACK BOND S PIT FAGE C.M.U. PAINTED E.F.LS. CONCRETE TILE ROOF, TYP. 19'-4" A.F.F. 8'-0" A.F.F. 2'-8" A.F.F. 01-01 F.F. 8" x 8" x 16" SINGLE SCORE SPLIT FACE CJAJU, TYP, 8" x 8" x 16" SINGLE SCORE SPLIT FACE C.M.U., TYP.



#### **NORTHSIGHT** 101

Partch & Associates Architecture

NOT FOR

CONSTRUCTION

OR RECORDING

03/17/03 DRAWING DATE

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OFFICE CONDOMINIUMS AT

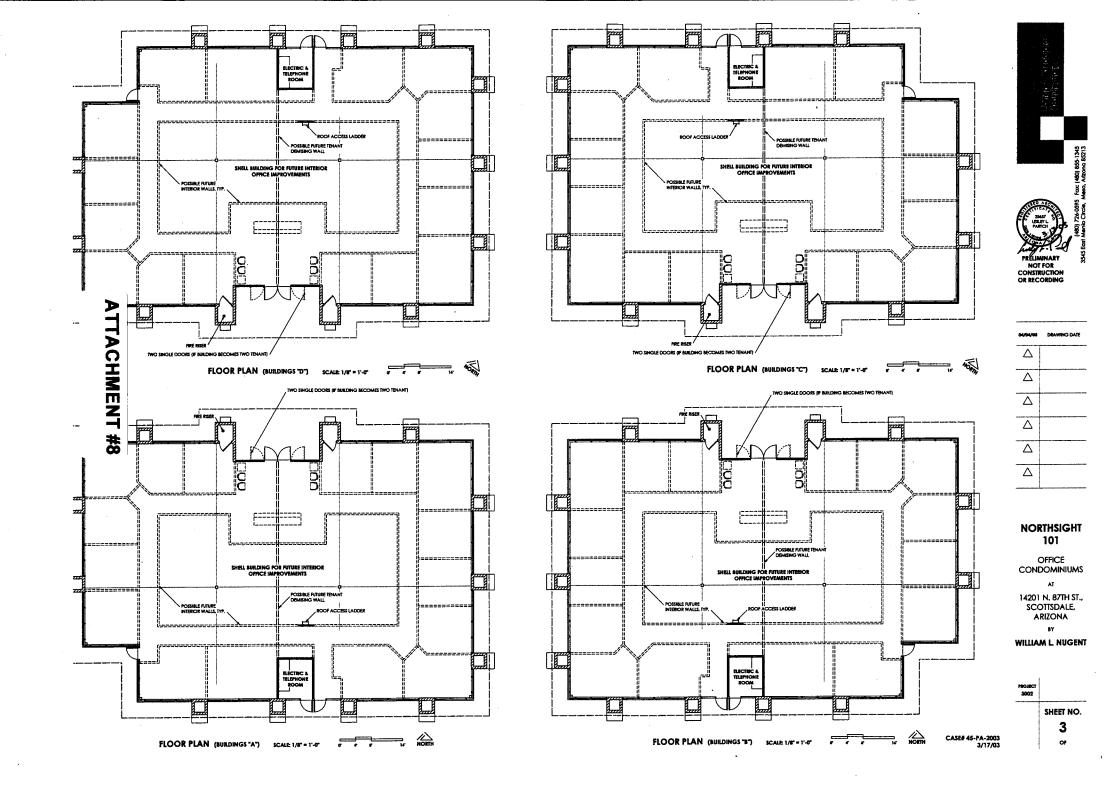
14201 N. 87TH ST., SCOTTSDALE, ARIZONA

BY WILLIAM L. NUGENT

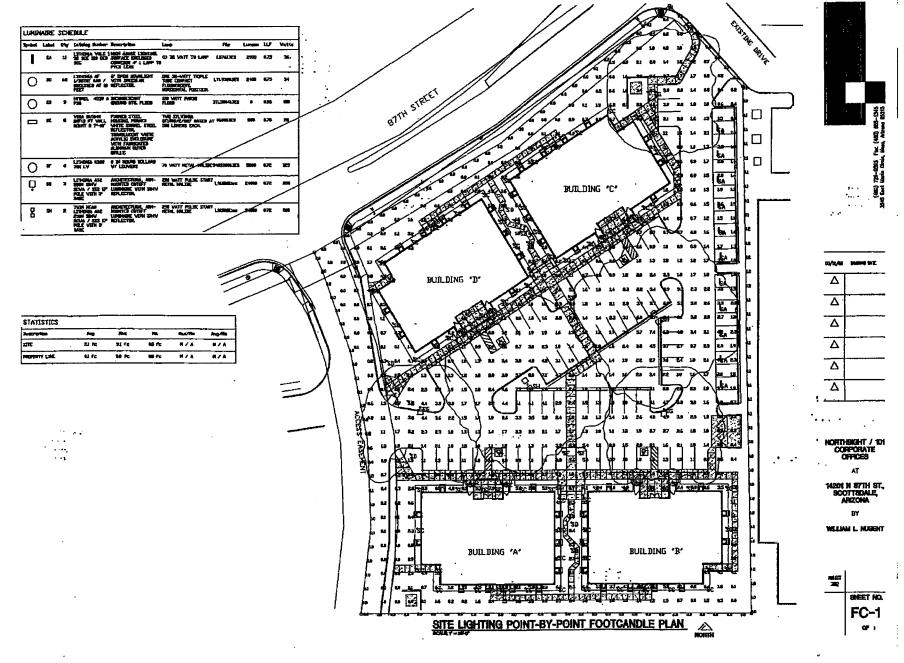
PROJECT 3002 SHEET NO.

CASE# 45-PA-2003 OF









**ATTACHMENT #9** 

CLEARANCE AROUND THE FIRE RISER. EXTERIOR

ACCESS MAY BE REQUIRED.

## NORTHSIGHT 101 CORPORATE OFFICES 14201 N. 87TH. STREET

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

		PREMISES INDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.	⊠ 11.	BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
		FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & UFC AT THE FOLLOWING LOCATIONS.  ENTRANCE AND EXIT DRIVEWAYS SHALL BE	⊠ 12.	PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
		A MIN. 20 '-00" WIDE EACH.	⊠ 13.	NUMBER OF FIRE HYDRANTS REQUIRED, ONE. DEVELOPER SHALL HAVE THE REQUIRED
		IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS. (PER C.O.S. 91-3)		HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OFATGPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
		SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.	_	PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S)
$\boxtimes$	5.	PROVIDE A KNOX ACCESS SYSTEM:  ☑ A. KNOX BOX  ☐ B. PADLOCK	⊠ 15.	EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE UFC. SEE SHEETS
		C. KNOX OVERRIDE & STROBE SWITCH FOR AUTOMATIC GATES.	□ 16.	SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES,
_		SUBMIT PLANS FOR AN OCCUPANT NOTIFICATION SYSTEM PER SCOTTSDALE REVISED CODES.		CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR
		SUBMIT PLANS FOR A CLASS <u>A</u> FIRE ALARM SYSTEM.		HANDLED REQUIRES THAT A COMPLETED HMMP BE PROVIDED WITH SUBMITTAL OF BUILDING PLANS.
$\boxtimes$		PROVIDE INTERIOR NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED. (FOR OTHER THAN FULL NOTIFICATION SYSTEMS. SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)	⊠ 17.	FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
		ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.	⊠ 18.	FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION.  MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)  4' TO 8' BACK OF CURB; INDEP. WET LINE.  WALL MOUNTED - 15' CLEAR OF OPENINGS.
⊔'	10.	BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.	⊠ 19.	THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF

20 DR 2003 DATE: 04-22-03

20.			SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (1996 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
		A.	MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (1996 EDITION)
		В.	MODIFIED NFPA 13-R SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS FOR UP TO SIX UNITS PER BUILDING FED FROM DOMESTIC SERVICE (1996 EDITION)
		C.	MODIFIED NFPA 13R SYSTEM (1996 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
		D.	NFPA (1996 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA: ORD. GR. II - 0.20/1500 MERCANTILE
		E.	FOR STORAGE 12' 0" & HIGHER SEE ARTICLE 81 OF THE 1997 UFC AND/OR APPROVED ALTERNATE METHODS; NFPA 231C, ESFR SPRINKLERS OR OTHER DOCUMENTED ENGINEERED METHODS.
		F.	SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
		G.	THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
	$\boxtimes$	Н.	PROVIDE A LOOPED UNDERGROUND WATERMAIN SYSTEM.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

# STIPULATIONS FOR 20-DR-2003 NORTHSITE/101 CORPORATE OFFICES

DEVELOPMENT REVIEW BOARD STIPULATIONS ARE REQUIREMENTS THAT MUST BE SATISFIED IN ORDER TO OBTAIN BUILDING PERMITS AND/OR CERTIFICATES OF OCCUPANCY. THESE REQUIREMENTS ARE IN ADDITION TO THOSE SET FORTH SEPARATELY BY THE CITY OF SCOTTSDALE CODE OF ORDINANCES; ZONING ORDINANCE; SUBDIVISION REGULATIONS; AND CITY POLICY. IN THE EVENT OF CONFLICT, ORDINANCE REQUIREMENTS SHALL GOVERN, WITH THE INTENT OF THE REQUIREMENT MET AS NEARLY AS ORDINANCE PERMITS.

## **GOVERNING DOCUMENTS:**

- 1. Except as modified by the other stipulations herein, all site improvements shall be constructed as designed in following documents:
  - a. The site plan submitted by Partch & Associates Architecture with a drawing date of 3/17/2003;
  - b. The building elevations submitted by Partch & Associates Architecture with a drawing date of 3/17/2003;
  - c. The conceptual landscape plan submitted by Land Group, Inc. with a seal date of 4/3/2001;
  - d. The landscape conservation & salvage plan submitted by Land Group, Inc. with a seal date of 3/17/2003; and
  - e. The photometric and lighting plan submitted by Partch & Associates with a drawing date of 3/12/2003.

#### ARCHITECTURAL ELEMENTS:

- 2. The refuse enclosure wall shall be constructed of materials compatible with the building materials. Colors and texture shall match the building, both sides.
- 3. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 4. All exterior mechanical, utility, and communication equipment shall either be camouflaged by integration into building architecture or be screened to the height of the tallest unit by parapet or screen wall. The finish shall match the building texture and color.
- 5. All screen and perimeter walls shall be 6 or 8-inch masonry block and shall match building texture and color, both sides.
- 6. Carport design to be compatible with the building in use of colors, texture, and detailing.

## **ATTACHMENT A**

### CASE NO. 20-DR-2003

- Carport roofing shall be constructed of a pre-finished non-reflective material. No exposed galvanized metal shall be allowed. Provide a minimum 4-inch fascia to cover edge of roof decking.
- 8. Carport light fixtures shall be full-cutoff style and completely recessed into the canopy.

### LANDSCAPING AND GRADING:

- 9. Provide 8% slope away from walk or curb for 5' 0" along all streets.
- 10. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce over spray, or provide design alternatives to achieve similar results.

## ROADWAY, INTERSECTION, AND ACCESS:

- 11. A 1' V.N.E. shall be dedicated along the full length of site frontage on 87th Street.
- 12. The 87<sup>th</sup> street driveway shall be constructed in general conformance with the CH-3 type driveway as depicted in the City's Design Standards and Policies document.
- 13. The developer shall establish a cross-access easement with the property to the north (northeast driveway).
- 14. Sight distance triangles in conformance with Section 3.1 of the City's Design Standards and Policies must be dedicated as easements and shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.

### **REFUSE COLLECTION:**

15. Two refuse enclosures or one double refuse enclosure shall be constructed in the location shown on the governing site plan document.

#### THE DEVELOPMENT REVIEW BOARD

Some Things You Should Know About the Development Review Board:

- \* Review of development proposal by the Development Review Board is the first step toward obtaining a building permit.
- \* Development Review Board approval expires ONE YEAR from the date of approval if a building permit has not been issued unless a different expiration date is made a condition of the approval.

#### ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- \* Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- \* There maybe some Ordinance requirements, which apply to your project that, are not included here.
- \* City staff and the Development Review Board do not have the authority to "waive" Ordinance requirements.
- \* Any appeals must be made in writing to the CITY CLERK'S OFFICE.

## **STIPULATIONS**

Stipulations are staff recommendations, which, after ratification by the Development Review Board, become development requirements.

## **ATTACHMENT B**

## **ENGINEERING ORDINANCE REQUIREMENTS**

#### ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.

#### DRAINAGE AND FLOOD CONTROL:

- 1. STORM WATER STORAGE REQUIREMENT. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
- 2. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
- STORM WATER DISCHARGE. Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
- 4. STORM WATER RUNOFF. Storage basins must drain completely within 36-hours.
- 5. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated to the city as drainage and flood control easements, with maintenance the responsibility of the owner.

#### **REFUSE REQUIREMENTS:**

- 1. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- 2. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

## **STREET LIGHTS:**

1. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. No building permits may be issued until all street light arrangements (including fee requirements) have been made.

#### PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

### TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALKS
87 <sup>th</sup> STREET		existing	existing	existing	existing

## **ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS**

## CASE NO. 20-DR-2003

- HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- 2. DEVELOPMENT FEES. The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.
- 3. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance. If there is an existing water meter for this project, applicable water meter fees must be paid only if a larger meter is required.

#### SEWER DEVELOPMENT ORDINANCE

- 1. DEVELOPMENT FEE. The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.
- 2. SANITARY SEWER CONNECTION. Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans.
- 3. SEPTIC SYSTEM. Temporary septic systems will be allowed on this project. Maricopa County Health approval must be obtained for all septic systems. Connection of the city sewer system is required within one year of when it becomes available.

### FINAL PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:

a) Architectural Plans: 11" x 17" minimum, up to 30" x 42" maximum

b) Landscaping/Irrigation Plans: 24" x 36" c) Civil Plans: 24" x 36"

- 2. Provide intent as to maintenance responsibility of all landscape areas. Provide note on the landscape plans.
- 3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
- 4. Provide a schedule indicating the timing on installation of all improvements required by planning.
- 5. Provide a contour map of the existing topography.
- 6. Provide a site plan with the following information:
  - a) Zoning of property, and adjacent properties.
  - b) Vicinity map.
  - c) Property lines and dimensions, street names, centerline of street.
  - d) Setback of structures front, side, rear.
  - e) Parking lot dimensions stall width and length, driveway width, parking angle.
  - f) Location and details of refuse enclosure & bicycle racks.
  - g) Parking calculations required/provided.
  - h) Location of handicap parking spaces & van accessible spaces.
  - i) All development on adjacent property within 50 feet of this project.
- 7. Provide building elevations with the following information:
  - a) Height of building (see Section 3.100 of the Zoning Ordinance for definition of building height) above finished floor/natural grade.
  - b) Label colors of all exterior materials (matching those approved at Development Review Board).
- 8. Provide landscaping and irrigation plans with the following information:
  - a) Plant palette (type, size, quantity)
  - b) Retention/detention basin slope
  - c) Perimeter wall elevations with the following information:
    - i) Height of perimeter wall above finished grade (both interior and exterior).
    - ii) Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
  - d) Provide catalog cut sheets of all on-site lighting fixtures in common areas.

## CASE NO. 20-DR-2003

- 9. Provide adjacent curb elevations on 87<sup>th</sup> Street.
- 1. Obtain a native plant permit for disturbance of any protected plants on the site by submitting the following:
  - a) Completed Native Plant Narrative & Application form
  - b) Three copies of the site plan indicating the location by tag number of each plant protected per the native plant ordinance.
  - c) Three copies of the numbered plant inventory corresponding to the tag numbers on the site plan, indicating the following:
    - i) plant type
    - ii) plant size in caliper inches
    - iii) plant condition
    - iv) whether the plant will remain in place, be relocated, or be destroyed
  - d) Location of plant nursery
  - e) Copy of vicinity map indicating the location of the project
  - f) Copy of Natural Area Open Space exhibit if applicable for the site
  - g) A copy of the 'Arizona Department of Agriculture Notice of Intent to Clear Land' form, issued through the State's Native Plant section at (602) 542-3292.
  - h) Letter of authorization from the property owner or authorized agent identifying the approved salvage contractor and verifying that all salvaged plants are to be incorporated in landscaping and used back on site.
  - i) Upon tagging the plants in accordance with Sec. 46-116 of the Scottsdale Revised Code, contact the City's Native Plant Program Coordinator at 480-312-7080 for inspection and permit approval.
- The submittal for native plant permit approval is in addition to the native plant submittal required for DR approval

## FINAL PLANS ORDINANCE REQUIREMENTS

### **SCREENING:**

- 1. The height of the parapet or other screening device shall be (equal to or higher/minimum 1 foot higher) than the height of the air conditioning unit or other mechanical appurtenances.
- 2. All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.
- 3. Parking lot to be screened from 87th Street (by a 3 foot wall, berming, and/or landscaping).

#### LANDSCAPING:

- 1. A minimum of 1/3 of the required landscaped area for the parking lot for more than 20 cars shall be in planting areas distributed throughout the lot rather than on the perimeter. Planting areas shall have a minimum width of 7 feet and a minimum area of 120-square feet per Section 9.106 of the Zoning Ordinance.
- 2. All plant materials shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
- 3. Non-Residential Mature Trees 50% of the trees required of this project shall be the following sizes: a) 1-inch average caliper for multi-trunked trees, b) 2- inch caliper for single trunk trees c) 12 foot minimum trunk height for palms.
- 4. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code. The Native Plant Permit is a separate submittal and approval. (See attached specific submittal requirements). Contact the City's Native Plant Program Coordinator at 480-312-7080 to initiate the process. (For additional information visit the Native Plant website at www.ci.scottsdale.az.us/nativeplant).
- 5. Turf shall be limited to the maximum area specified in Sections 49-77 through 49-79 of the City Code and shall be shown on landscape plans submitted at the time of final plans.
- 6. Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Section 49-82 of the City Code to the Water Conservation Office.
- 7. Provide 6-inch vertical concrete curb between any driveways or parking areas and landscape areas.

#### OTHER:

- 1. Comply with conditions of case No.: 14-ZN-1991#2
- 2. Provide handicapped parking in number, location, and design as collectively required by the Zoning Ordinance, Zoning Interpretations, and the regulations of the Americans with Disabilities Act as promulgated by the U.S.D.O.J.

## CASE NO. 20-DR-2003

- 3. If covered parking is provided for the general public, accessible covered parking (in conformance with ADA requirements) shall also be covered in the same proportion for non-residential places of public accommodation. If covered parking is provided for multi-family residences, accessible covered parking (in conformance with ADA requirements) shall also be provided in the same proportion. Covered accessible parking may be located contiguous to covered spaces if an accessible path of travel to the building is provided.
- 4. Provide bicycle parking as required by the Zoning Ordinance.
- 5. At the time of final plans submittal, the developer shall provide a revised site plan, landscape plan, elevations, floor plan worksheet, and site plan worksheet clearly and accurately demonstrating compliance with all related requirements of the Zoning Ordinance to the satisfaction of final plans review staff.

# **Construction Document Submittal Requirements**

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal. **Incomplete submittals will not be accepted.** 

Civil plans and building plans must be submitted at the same time in separate packages.

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

### The cover sheet must contain the following information:

- 1. County Assessor parcel number of property on which improvements are being proposed.
- 2. Full street address assigned by the City of Scottsdale Records Department
- 3. Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
- 4. Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's <u>DESIGN STANDARDS AND POLICIES MANUAL</u>. You may access the manual online at <a href="http://www.scottsdaleaz.gov/dspm">http://www.scottsdaleaz.gov/dspm</a> - or call the One Stop Shop at 480-312-2500.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:


## **Architectural Plan Submittal Requirements**

Each item on listed checklist must be submitted at your first construction document submittal, along with a copy of this list. Incomplete submittals will not be accepted. All plans must be signed and sealed. If necessary, the plan reviewer may require additional information and plans after the first submittal.

## **BUILDING**

The following items are the minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

- 1. Provide two (2) sets of the following minimum 1/8" scale or larger so plans are legible when reduced. (sets must include a complete set of civil plans and landscape plans- for reference only):
  - a. Site Plan
  - b. Project Data
  - c. Elevations
  - d. Floor Plans
  - e. Foundation Plans

  - f. Building Sections

g. Wall Sections

- h. Retaining Wall Details
- i. Electrical Plans and Details
- j. Structural Plans and Details
- k. Mechanical Plans and Details
- I. Schedules
- m. Architectural Details
- 2. One (1) copy of structural, electrical, and water calculations (may be on drawings)
- 3. One (1) copy of soils report to accompany building plans.

### **PLANNING**

Provide one (1) complete set of building plans (1a through 1m), set shall include a complete set of civil plans and landscape plans- for reference only, and the following items:

- 1. a. Open Space Plan
- d. Parking Analysis
- b. Floor Plan Worksheet
- e. Photometric Plan

c. Site Details

- f. Exterior Lighting Cutsheets
- 2. Provide two (2) additional sheets of the following:
  - a. Site Plan
  - b. Building Elevation(s)

Copy of Certificate of No Effect for Archaeological Resources signed by the City Archaeologist
Copy of Certificate of Approval for Archaeological Resources signed by the City Archaeologist
"Purchase Agreement In-Lieu Parking Credits" original, signed by applicant.

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# **FIRE**

Provide one (1) complete set of building plans (1a through 1m), and one (1) grading and drainage plan- for reference only.

Provide	e three (3) sets of plans, calculations and cut sheets for all extinguishing and detection
system	s, which include the following, but are not limited to:
~	Fire sprinkler (wet) system
	Foam system

□ Foam system
 □ Inert gaseous system
 □ Kitchen hood extinguishing
 ☑ Fire alarm and detection
 □ Occupancy notification

## **Civil Improvement Plan Submittal Requirements:**

Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

Required Plan Size: 24" X 36"

Minimum Horizontal Scale: 1" = 20'

Minimum Vertical Scale: 1" = 2'

## **CIVIL**

The following items are the basic minimum requirements <u>necessary</u> to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

- 1. A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."
- 2. Title Report and Letter of Update (not more than 60 days old)
- 3. Provide the following:
  - ▼ Two Copies of Completed 404 Certification Form
  - ▼ Two Copies of the Notice of Intent (NOI)
  - Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)

## 4. IMPROVEMENT PLANS

Provide one	(1)	set that includes	the	following:
-------------	-----	-------------------	-----	------------

✓ Grading and Drainage Plan (Including water and sewer services)
□ Water Plans
□ Sewer Plans
▼ Paving Plans (including striping & signage)
□ Traffic Signal Plans
□ Striping & Signage Plans
□ Structural Plans (including details & calculations)
☐ Final Plat (for reference only)
✓ ALTA Survey
☐ Map of Dedication

# CASE NO. 20-DR-2003

5. EASEMENTS	S/DEDICATIONS	
	<u>S ESTIMATES</u> (for payment ineet improvements	lieu) Signalization
7. REFERENCE	E DOCUMENTS	
Drainage	☐ Master**	▼ Final
Water	☐ Master**	■ Basis Of Design **
Sewer	☐ Master **	■ Basis Of Design **
Circulatio	n 🗖 Master **	□ Final
Signalizat	ion   Master **	□ Final
	eloper shall, as a minimum, p	orts before submittal of Improvement Plans for Plan rovide a copy of the cover sheet with City Staff signatures
8. OTHER		
<b>☑</b> G	eotechnical Report	
	ructural Report	
	•	orage Waiver Request Form (must be signed by City
	taff)	
_		
PLANNING		
	(1) set of the selected Improv	vement Plans (#5 above), and the following items:
_	Landscape & irrigation plans	
	Slope Analysis	
	NAOS graphic & calculation	worksheet
	Map of Dedication for NAOS	
	Native plant program, or co	nfirmation of compliance
	Fountain/Water feature deta	ails and elevations